

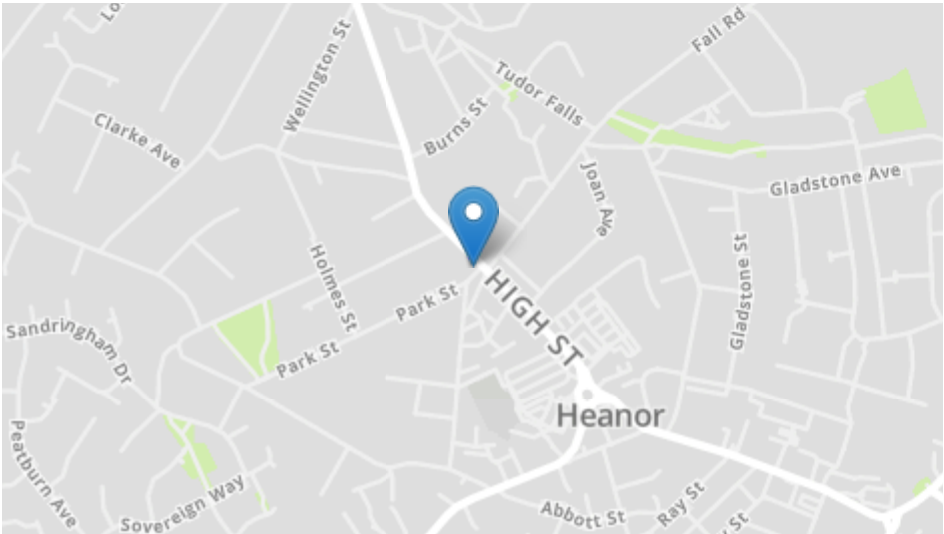
Loscoe Road, Derbyshire, DE75 7FF

£140,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29681706

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Second Floor Apartment
- Fully Converted & Refurbished
- One Double Bedroom
- Modern & Spacious Open Plan Lounge Dining Kitchen
- Three Piece Shower Room
- No Upward Chain
- Car Parking Available
- Close To Amenities
- Great Road & Transport Links

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** A DESIGN FOR LIFE! *** Watsons are delighted to offer for sale this selection of 1 and 2 bedroom recently converted apartments which are located only a short distance from Heanor town centre and have great public transport links passing by just outside! Presented and offered to the market with brand new fitted kitchens, shower rooms, floor coverings and electric water and heating these charming apartments will appeal to a wide variety of buyers from first time buyers, but to let investors or even those wishing to retire to a uncomplicated, easy to maintain secure apartment!

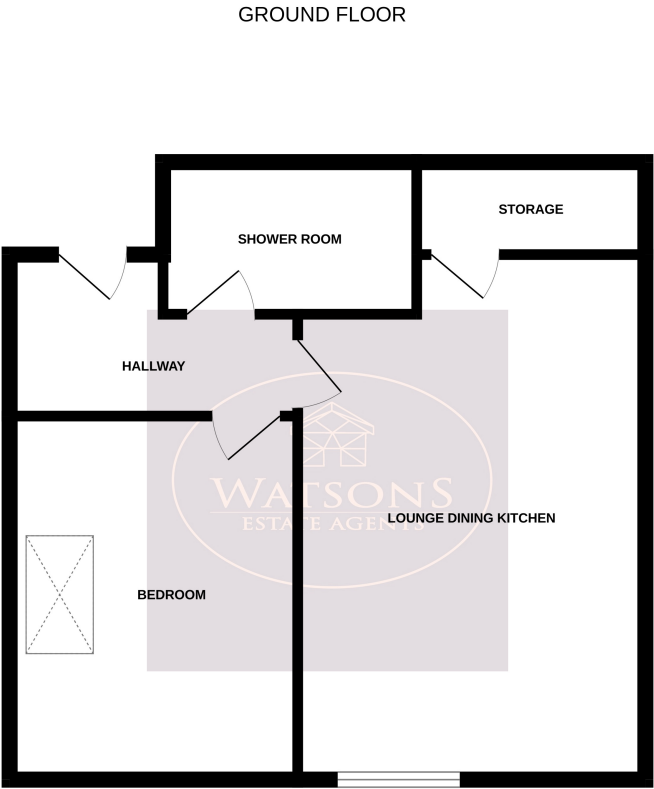
Ground Floor

Entrance Hall

Entrance door, doors to shower room, lounge dining kitchen and bedroom.

Lounge Dining Kitchen

6.13m x 4.26m (20' 1" x 14' 0") UPVC double glazed window to the front, vinyl flooring and two electric radiator. A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, fridge freezer, space for dishwasher and storage cupboard housing hot water tank.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metropix 10/25

Shower Room

2.00m x 1.70m (6' 7" x 5' 7") White three piece suit comprising wc, vanity sink with storage under and mains fed cubicle shower, chrome heated towel rail and vinyl flooring.

Bedroom

4.09m x 2.84m (13' 5" x 9' 4") Velux window to the side, vinyl flooring and radiator.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; The property is located on the second floor, and the boiler is electric and was installed in 2024. Car parking space available.