

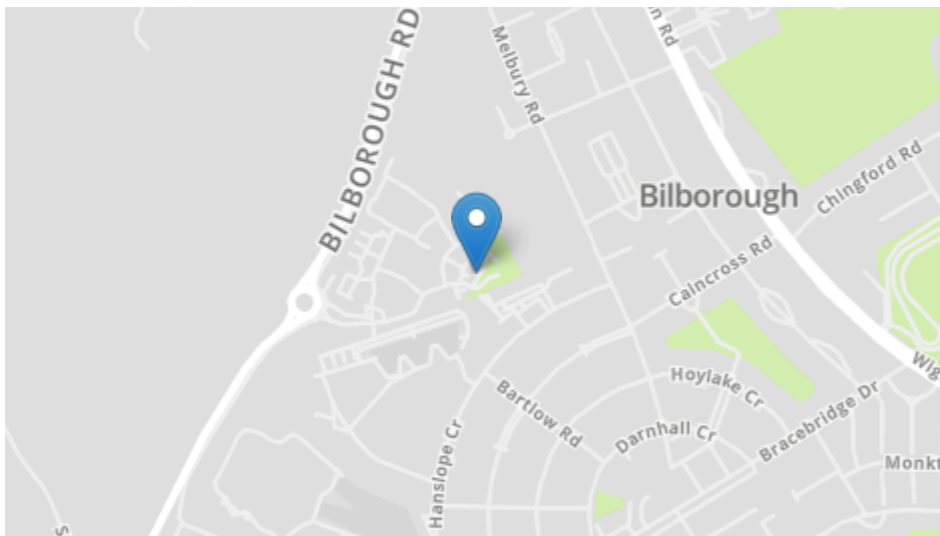
Redwood Close, NG8 4JL

Offers Over £130,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
		EU Directive 2002/91/EC	



- 1st Floor Apartment
- 2 DOUBLE Bedrooms
- Open Plan Living Space
- En Suite & Family Bathroom
- Allocated Parking Space
- Cul De Sac Location
- Ease of Access to A610 & M1
- Ideal First Buy or Investment

Our Seller says....

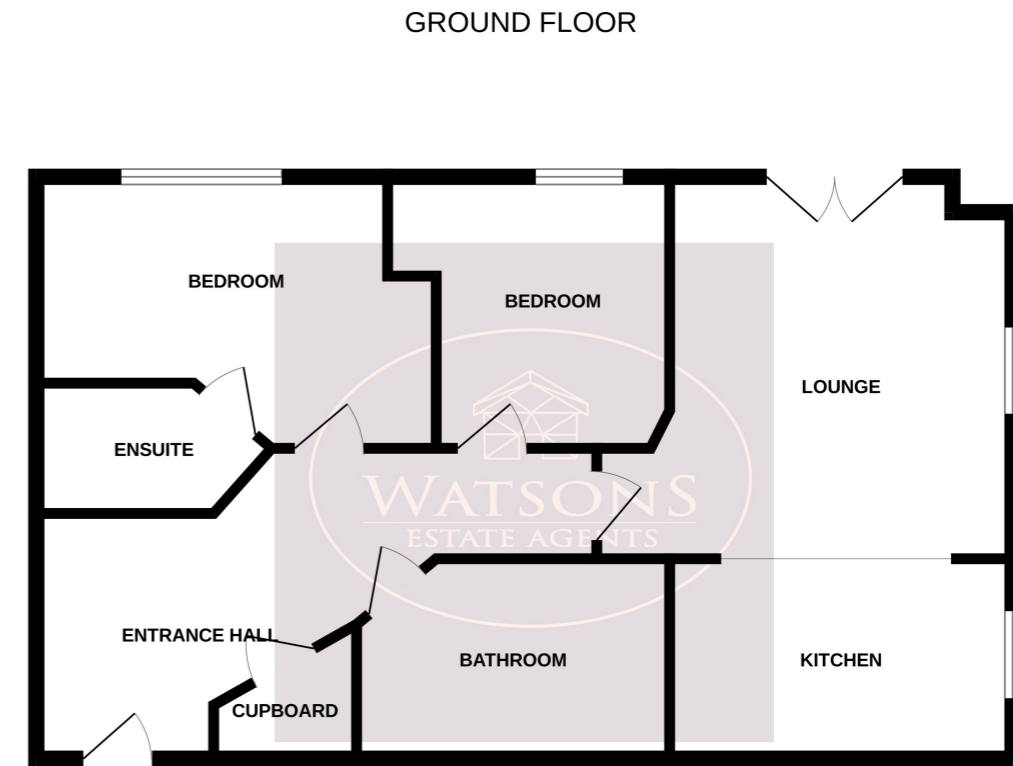
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28168072

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.



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

0115 938 5577
 8am-8pm - 7days



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*****FIRST TIME BUYER ALERT***** A great opportunity for first time buyers, investors and downsizers. An immaculate two double bedroom first floor apartment located in a cul-de-sac in the popular Billborough area. The property benefits from open plan living with a Juliet balcony, two bathrooms including an en-suite, and allocated parking. Briefly comprising; spacious hallway, two generous bedrooms, one with en-suite, main bathroom, and open plan living space with kitchen and lounge/diner. Outside, the property is located at the end of a cul-de-sac and comes with allocated parking, and visitor bays. Located in Billborough, the property lies close to excellent transport links including the A610 and M1 at J26. Billborough College is close by along with surrounding towns for day to day amenities including Wollaton and Kimberley. Contact Watsons today to arrange your viewing.

Communal Entrance Door

An external communal door leads to the communal hallway and private entrance door. The apartment entrance hall has an intercom system. Door to the entrance hall.

Entrance Hall

Door to the cloakroom, radiator and doors to all rooms.

Open Plan Living Space

6.13m x 3.83m (20' 1" x 12' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Plumbing and wiring for an American style fridge freezer. 2 radiators, 2 uPVC double glazed windows to the side and uPVC double glazed French doors to the Juliet balcony.

Primary Bedroom

3.01m x 2.73m (9' 11" x 8' 11") UPVC double glazed window to the front and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and extractor fan.

Bedroom 2

3.77m x 2.97m (12' 6" x 9' 9") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail and extractor fan.

Outside

There is a car park with an allocated parking space and visitors parking.