

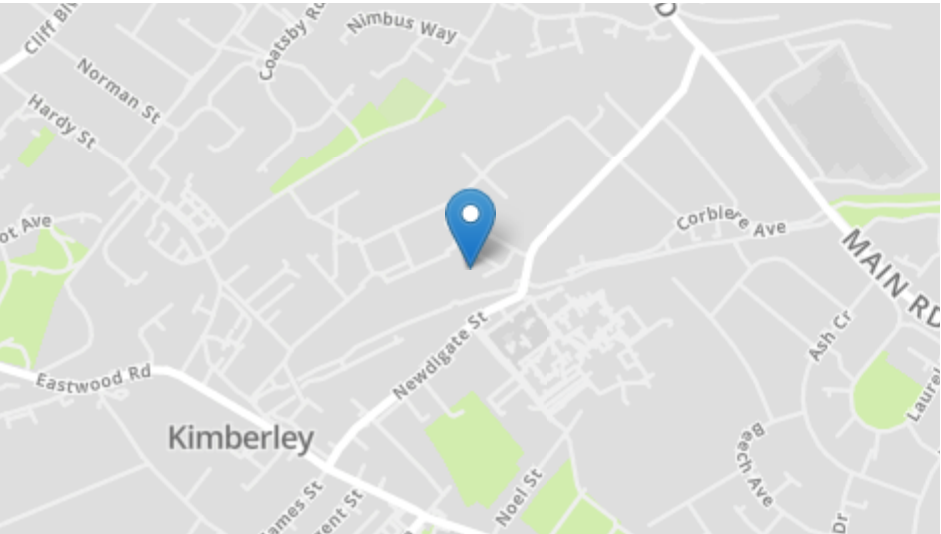
Woodland Close, Watnall, NG16 1LJ

Guide Price £120,000



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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	65	68
(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 - 28794396



- Second Floor Apartment
- 2 Double Bedrooms
- Open Plan Living Space
- Allocated Parking Space
- First Time Buyer Opportunity
- Well Presented Throughout
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

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



*** GUIDE PRICE £120,000 - £130,000 *** *** IDEAL FIRST HOME *** An excellent opportunity to purchase a modern second floor apartment within a popular development off Newdigate Road, Watnall, in walking distance to Kimberley town centre. The apartment is accessed via a communal entrance hall with intercom system and communal stairs leading to the second floor. The apartment comprises in brief, entrance hall, open plan lounge diner, two double bedrooms and bathroom fitted with a white suite. Outside, there is an allocated parking space. Woodland Close is a development of apartments and town houses just outside Kimberley Town Centre, which offers a wide range of shops, amenities, public services and transport links. Contact Watsons to arrange a viewing.

Entrance Hall

Entrance door, storage cupboard, radiator, access to the attic and doors to all rooms.

Lounge Area

6.72m x 2.63m (22' 1" x 8' 8") 3 uPVC double glazed windows to the rear, front and side and wall mounted electric fire.

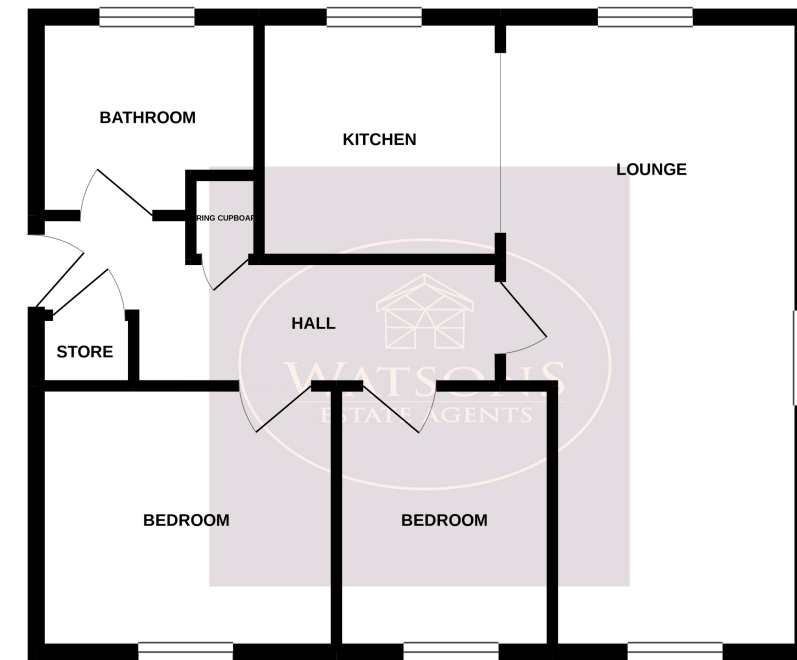
Kitchen Area

3.08m x 2.55m (10' 1" x 8' 4") A range matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit with mixer tap. Integrated electric oven & 4 ring hob with extractor over. Space for fridge. plumbing for washing machine and uPVC double glazed window to the front.

Bedroom 1

3.17m x 2.82m (10' 5" x 9' 3") Fitted wardrobes, radiator and uPVC double glazed window to the rear.

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.
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 misstatement. 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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Bedroom 2

2.82m x 2.26m (9' 3" x 7' 5") UPVC double glazed window to the rear and radiator.

Bathroom

2.56m x 2.09m (8' 5" x 6' 10") 3 piece suite comprising WC, pedestal sink unit and bath with electric shower over. Ceiling spotlights and obscured uPVC double glazed window to the front.

Agents Note

We have been provided with the following information which is correct as of 30th April 2025.

The property is held on a 99 year lease which commenced 20th April 2007.

The monthly service charge is £99.00. This is reviewed yearly and is increased in line with RPI.