

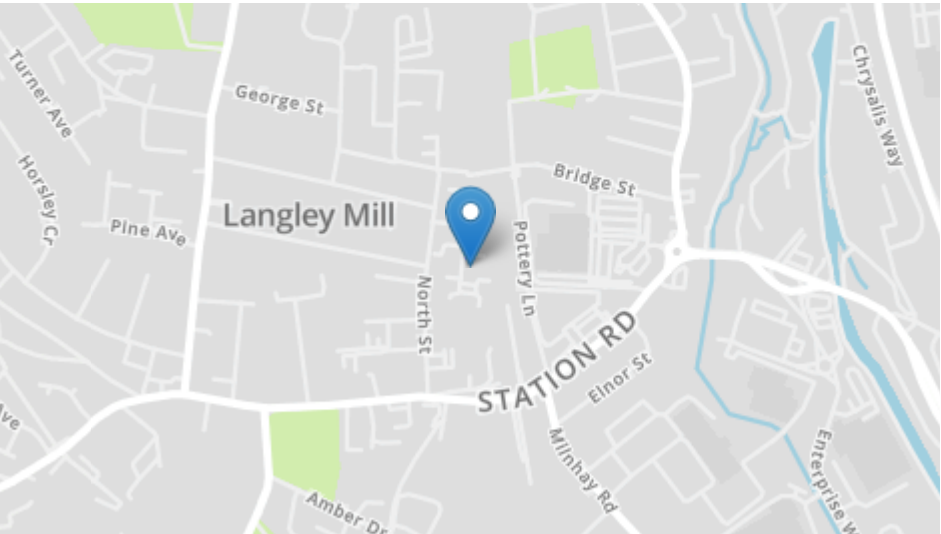
Bourne Drive, Langley Mill, NG16 4BJ

Offers Over £100,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Duplex Apartment
- 2 Double Bedrooms
- Open Plan Living Space
- Allocated Off Road Parking
- Walking Distance From Amenities
- Excellent Road & Public Transport Links Including Train
- Ideal First Buy or Investment
- No Upward Chain

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 - 25816983

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



CALLING ALL FIRST TIME BUYERS AND INVESTORS This modern Wheeldon Homes build top floor two double bedroom duplex apartment, offers spacious accommodation over two floors and is available with no upward chain. In brief the property comprises; entering the apartment leads to an entrance hall to the lower floor, stair access and leading to the entrance hall, open plan living ideal for entertaining, including lounge and fitted kitchen. Off the hall is a useful storage cupboard with potential to be used as a utility area, bedroom and bathroom also off the hall, stairs off to the first floor. Landing with storage cupboard (housing the boiler) and access to the primary bedroom with two skylights and fitted wardrobes. To the outside the complex benefits with parking.

Ground Floor

Entrance Hall

Stairs leading to the upper floor, storage/utility cupboard with fitted units and plumbing for washing machine. Doors to the open plan living space, bathroom and bedroom 2.

Lounge Area

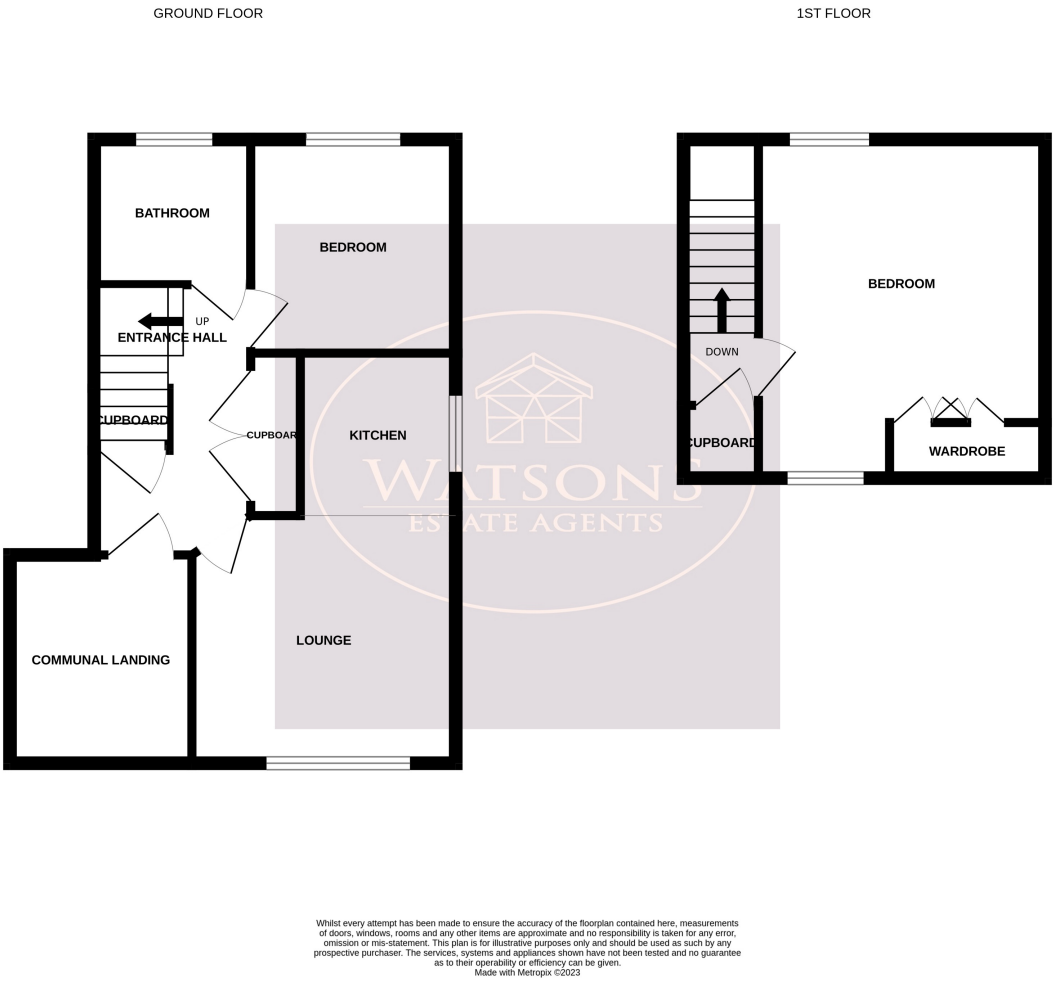
5.25m x 3.47m (17' 3" x 11' 5") UPVC double glazed window to the front, radiator and open access to the dining kitchen area.

Kitchen Area

2.30m x 2.02m (7' 7" x 6' 8") Matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator and uPVC double glazed window to the side.

Bedroom 2

2.79m x 2.7m (9' 2" x 8' 10") UPVC double glazed window to the rear and radiator.



Bathroom

3 piece suite in white comprising WC, pedestal sink unit land bath with shower over. Extractor fan, radiator and obscured UPVC double glazed window to the rear.

First Floor

Landing

Cupboard housing the combination boiler and door to bedroom 1.

Bedroom 1

4.45m x 3.83m (14' 7" x 12' 7") UPVC double glazed windows to the front & rear, fitted wardrobe and radiator.

Outside

Allocated parking space.

Lease Information

We are informed by our sellers that the property is held on a 999 year lease which commenced in 2005. The ground rent payable is £1 per annum and the service charge is £420 per annum.