

Flat 2, Hill House Lodge Burgage Lane, Southwell, NG25 0ER

Guide Price £350,000

Tel: 01636 816200

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Charming Apartment Conversion
- Dual Aspect Lounge/Diner
- Two Generous Double Bedrooms
- Bathroom plus En-suite to Primary
- Gravelled Parking
- Highly Sought After Location
- Well-Equipped Breakfast Kitchen
- Useful Home Office
- Private Garden
- No Onward Chain

A rare opportunity to acquire a handsome apartment conversion in a sought-after location – offered with no onward chain.

This characterful first-floor apartment forms part of an individual period conversion and is located in a highly regarded area. Well-presented throughout, the property also offers excellent potential for buyers wishing to update or enhance further to their own tastes.

Accessed via a private ground floor entrance with stairs leading to the spacious first-floor accommodation, the layout includes a welcoming landing providing access to all rooms. The standout feature is a superb dual-aspect lounge/diner, boasting high ceilings and sliding sash windows that flood the space with natural light.

The quality fitted breakfast kitchen includes integrated appliances, while the rest of the accommodation comprises two generous double bedrooms, a stylish bathroom, and a modern en-suite to the principal bedroom.

Externally, the property benefits from its own private garden – a delightful and secluded space with mature planting, a paved patio area, a summerhouse, and gravelled off-street parking.

Viewing is highly recommended to fully appreciate the generous proportions, charming features, and prime central location of this attractive period home.

ACCOMMODATION
A solid panelled entrance door leads into the entrance hall.

ENTRANCE HALL
A ground floor entrance with a central heating radiator and stairs rising to the main accommodation.

FIRST FLOOR LANDING
With an access hatch to the roof space, open shelving, two central heating radiators, two double glazed sliding sash windows and doors to rooms including a door into the lounge diner.

LOUNGE DINER
A superb dual aspect L shaped reception room with lofty ceilings and feature panelling to the walls, two central heating radiators, double glazed sliding sash windows to both the front and side elevations and a feature fireplace with stone surround insert and mantel housing a coal effect gas fire.

KITCHEN
Fitted with a range of traditional in-frame style base and wall cabinets, once of which houses the Worcester boiler, with bevelled edge solid wood worktops and tiled splashbacks, a double ceramic Butler's sink with surrounding butchers block worktops incorporating drainer grooves to the sides. There is a mixer tap, and built-in appliances including a Stoves double oven, a four ring gas hob with extractor hood over, an integrated dishwasher by Neff, an integrated fridge/freezer and a recess/plumbing for a washing machine. Tiled flooring, spotlights to the ceiling, panelling to the walls, space for a breakfast table and chairs and a double glazed sliding sash window with views over surrounding gardens.

BEDROOM ONE
A large dual aspect double bedroom with a central heating radiator, double glazed sliding sash windows to both the front and side elevations, a fireplace with Adam style surround housing a coal effect gas fire and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM
Superbly fitted with a traditional suite including a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a quadrant style shower enclosure with glazed sliding doors and mains fed rainfall shower with additional spray hose plus acrylic panelling for splashbacks. Tiled flooring and tiling to the walls around the sink and toilet area, a towel radiator, spotlights to the ceiling and an extractor fan.

BEDROOM TWO
A good sized double bedroom with a central heating radiator, a double glazed sliding sash window with views over surrounding gardens, a built-in double wardrobe with shelving and a fitted bookcase with open shelving and providing storage cupboards below.

MAIN BATHROOM
Fitted with a traditional style suite including a pedestal wash basin with hot and cold taps, a close coupled toilet and a panel sided bath with mixer tap and shower head attachment. There is tiling for splashbacks and to the floor, a towel radiator and spotlights and an extractor fan to the ceiling.

OFFICE
A useful home office with a central heating radiator, fitted desk with drawers and a single glazed multi paned window plus fitted shelving to the walls.

GARDENS AND DRIVEWAY
The property occupies a delightful plot including gravelled parking and a private garden with a winding pathway edged with established planting and leading to a paved patio seating area and summerhouse with power.

TENURE
We are advised by the sellers that the property is leasehold, with a 999 years from 1 April 2001. No ground rent is payable and the sale includes a share of the freehold. (The freehold is owned by a management company, the shareholders of which are the owners of this apartment and the ground floor apartment)

COUNCIL TAX
The property is registered as council tax band B

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
The property is located in a conservation area

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.



























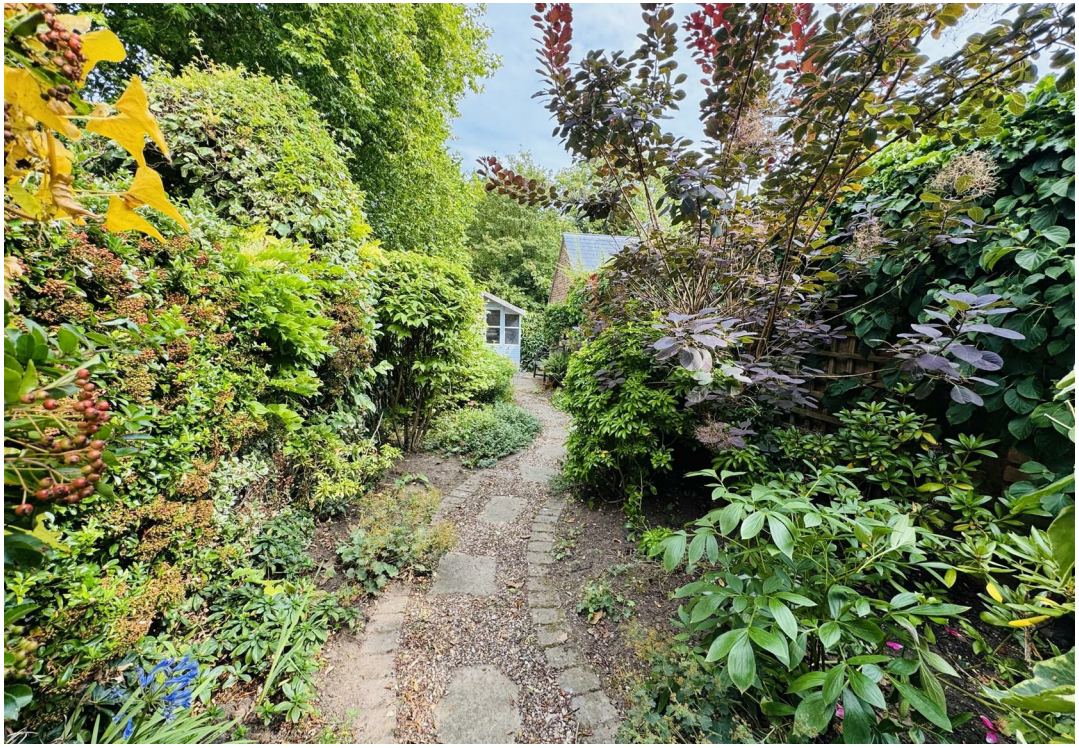






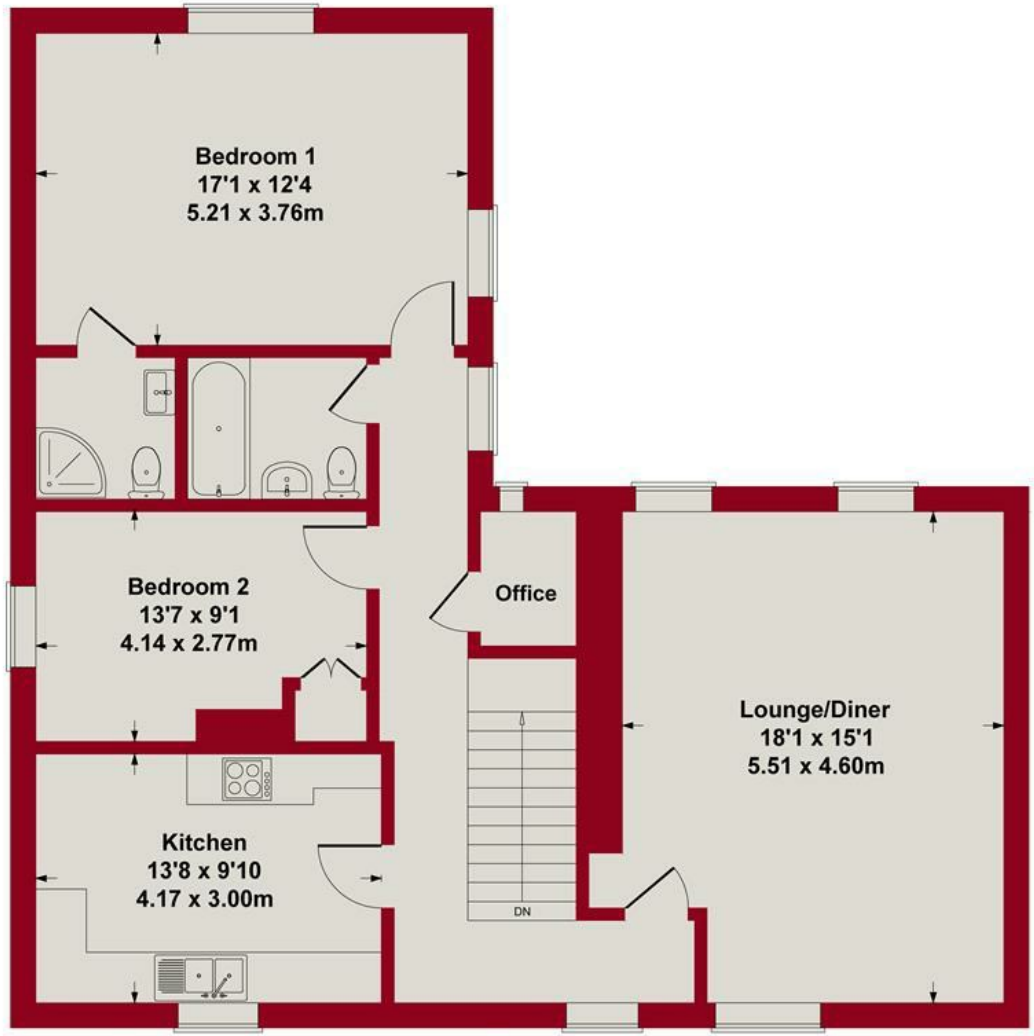








Approximate Gross Internal Area
1067 sq ft - 99 sq m

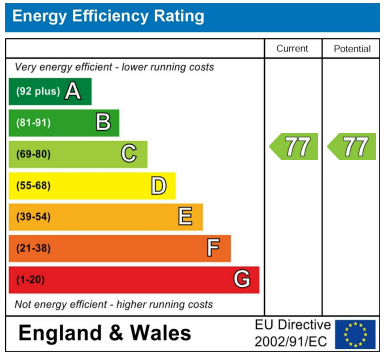


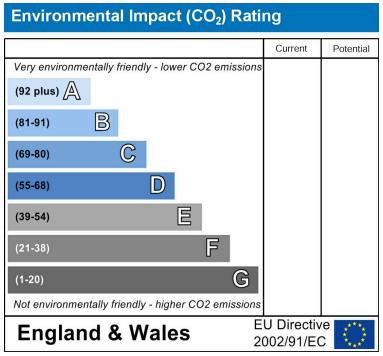
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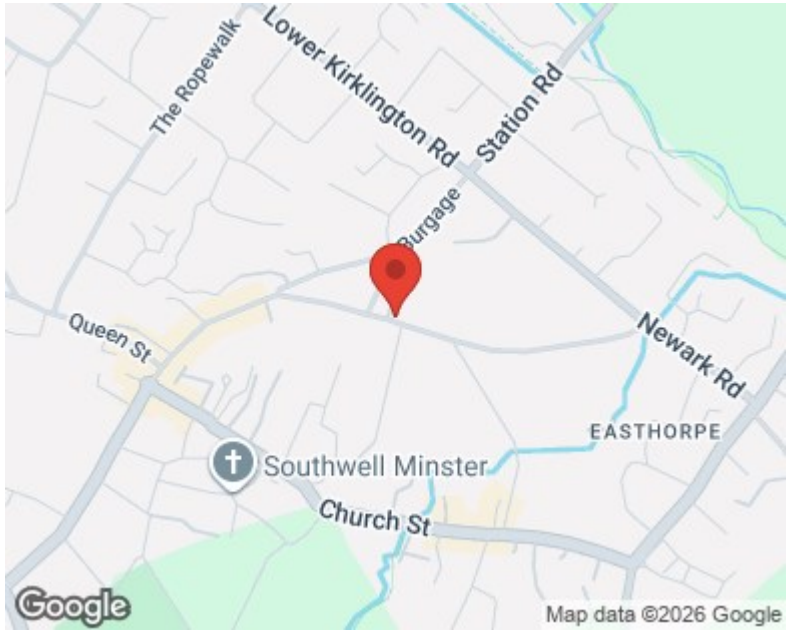
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RICS
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