



## Flat 1, Hill House Lodge, Burgage Lane Southwell, NG25 0ER



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### Guide Price £440,000

Situated just a short walk from Southwell Town Centre, this beautifully presented Ground Floor Garden Apartment occupies a prime location with easy access to a wide range of local amenities. The property retains many original features, complemented by impressive high ceilings, creating a bright and characterful living space. The well appointed accommodation comprises an Entrance Hall, spacious Lounge/Dining Room, fitted Breakfast/Kitchen, Office/Study, and a generous Master Bedroom with En-suite Shower Room. A Second Bedroom benefits from a walk-in wardrobe, while a modern fitted Bathroom completes the interior. Externally, the property enjoys gravelled private parking for two vehicles and a landscaped, enclosed private garden featuring a secluded flagstone patio area ideal for outdoor dining and relaxation. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional home.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.







## LEASEHOLD INFORMATION

Length of Lease - 999 years

Years Remaining on Lease - 974 years as of 1.12.25

No ground rent is payable and the sale includes a share of the freehold. We understand the freehold is owned by a management company, the shareholders of which are the owners of this apartment and the 1st floor apartment, Flat 2 Hill House Lodge. Owners are responsible for half of the cost of maintaining the external building.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## ACCOMMODATION

### ENTRANCE HALL

Hardwood entrance door gives access to entrance hall, Karndean flooring, two radiators, double glazed sash window to the rear elevation, single glazed window to front elevation, double built-in storage cupboard with shelving and further under stairs storage cupboard.

### LOUNGE

17' x 12' 2" (5.18m x 3.72m) With Karndean flooring, two radiators, four shuttered double glazed sash windows overlooking the front garden, feature stone fireplace with gas fire inset and high ceilings.

### KITCHEN/BREAKFAST ROOM

13' 4" x 9' (4.06m x 2.74m) With a range of wall and floor mounted units with ample cupboards and drawers, worksurface lighting, tiled surround, inset double bowl Butler sink with groove drainer, fridge freezer space and a range of appliances including Zanussi double oven with four ring gas hob and extractor hood over, integrated dishwasher, space and plumbing for washing machine, double glazed sash window to the rear elevation, tiled flooring and radiator.

### OFFICE/STUDY

7' x 5' 11" (2.13m x 1.8m) With high-level double glazed sash window to the rear elevation and radiator.

### BEDROOM 1

16' 4" x 11' 7" (4.99m x 3.53m) Light and airy room, high ceiling, exposed beams, radiator, two secondary glazed sash windows to front elevation and door off to en-suite shower room.

### EN-SUITE

5' 11" x 5' 7" (1.8m x 1.7m) Having fully fitted suite including low level WC, pedestal wash hand basin, corner shower cubicle with mains fed shower, splash tiled surround and heated towel rail.

### BEDROOM 2

12' 9" x 9' 7" (3.89m x 2.92m) With double glazed sash window to the rear elevation, loft access and recessed walk-in wardrobe.





## BATHROOM

6' x 9' 2" (1.83m x 2.79m) With fully fitted three piece suite including low level WC, pedestal wash hand basin, splash tiling, panelled bath with shower over and additional hand held shower, glazed side screen, Karndean flooring and heated towel rail.

## OUTSIDE

The gravel driveway is off Burgage Lane with brick pillared approach to private off road parking for two vehicles, a pathway leads to the front of the property with gated access leading to the totally enclosed and private garden with flagstone patio area, external lighting, small lawned area, two storage sheds, flower/shrubs borders and beds.



## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Enderidge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

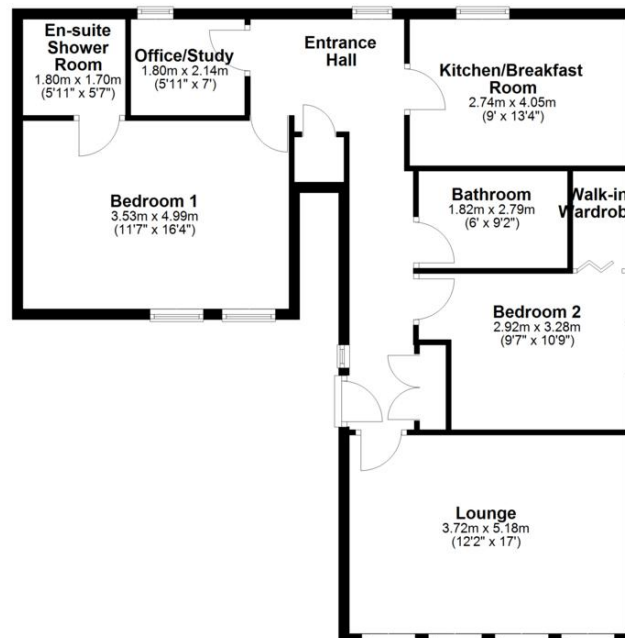
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## Ground Floor

Approx. 89.9 sq. metres (968.0 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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