



## 14b Queen Street Southwell, NG25 0AA

### Guide Price £180,000

A spacious Three/Four Bedroom First and Second Floor Apartment, ideally located in the heart of Southwell and offered for sale with NO ONWARD CHAIN.

The accommodation briefly comprises: staircase rising to the First Floor with a Breakfast Kitchen/Diner, Lounge or optional Bedroom, Two further Bedrooms, and a Shower Room. To the Second Floor is a versatile Attic Room with restricted access but suitable for a variety of uses.

The property benefits from gas-fired central heating and a central location close to local amenities and facilities.



## 14b Queen Street, Southwell, NG25 0AA

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A

**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.

### SHARED ACCESS OFF BULL YARD

#### ENTRANCE HALL

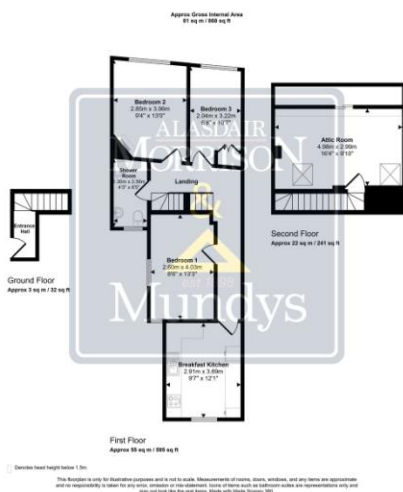
With glazed panel door, radiator and stairs off to first floor landing.

#### FIRST FLOOR LANDING

With radiator and stairs off to second floor (Restricted Access).

#### BEDROOM 1

13' 0" x 9' 4" (3.96m x 2.84m) With window to the front elevation, radiator and period fireplace with tiled inset and hearth.



#### BEDROOM 2

10' 7" x 6' 7" (3.23m x 2.01m) With window to the front elevation, radiator and double wardrobe.

#### SHOWER ROOM

8' 5" x 4' 3" (2.57m x 1.22m) With double glazed window to the rear elevation, corner shower, low level WC, pedestal wash hand basin and radiator.

#### BEDROOM 3

13' 3" x 8' 6" (4.04m x 2.59m) With sash window to the side elevation, glazed panel window to the rear elevation and radiator.

#### BREAKFAST KITCHEN

12' 1" x 9' 7" (3.68m x 2.92m) With ample wall and floor mounted units, stainless steel single drainer sink unit, electric oven and hob with extractor over, space for fridge/freezer, plumbing for washing machine, splash tiling, central heating boiler and sash window to the rear elevation.

#### SECOND FLOOR

#### ATTIC ROOM

16' 4" x 9' 10" (4.88m x 3m) With two Velux windows to the rear elevation, radiator and access to the eaves.

**LEASEHOLD INFORMATION** Length of Lease - Ends 21/12/2134  
Years Remaining on Lease - 108 years

Annual Ground Rent - £100.00

Ground Rent Reviewed - Annually

Annual Service Charge Amount - N/A

Service Charge Reviewed - N/A

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

#### 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 & Betheridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge 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, J. Water and Callum Lyman 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 Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents give notice that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on matters stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
01636 813971

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.