



**14 Moorfield Court, Southwell,
Nottinghamshire, NG25 0LW**

£140,000
Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious First Floor apartment
- Well Appointed Throughout
- Kitchen & Dining Area
- Large Shower Room
- Attractive Gardens
- Highly Regarded Retirement Complex
- Open Plan Lounge
- Double Bedroom
- Private Balcony
- Over 55's

A superb opportunity to purchase a spacious 1st floor apartment situated in this highly regarded retirement complex with a 24-hour central control alarm service, lift access to all floors and a range of communal facilities available.

The apartment is well appointed throughout and enjoys a lovely aspect across the communal gardens, with the accommodation in brief comprising an entrance hall with storage, an open plan lounge, kitchen, and dining area with access onto a private balcony, a double bedroom and a large shower room.

The apartment has the advantage of onsite parking, attractive gardens maintained for the enjoyment of residents and a range of facilities including a weekly onsite hairdresser and a resident's lounge.

The property is offered on a 75% ownership basis and no extra rent is due on the additional 25%.

ACCOMMODATION

From the 1st floor communal landing an entrance door with letterbox leads to the entrance hall.

ENTRANCE HALL

Having coved ceiling, wall mounted central heating radiator, consumer unit and a built-in cloaks cupboard with shelving.

OPEN PLAN KITCHEN/LOUNGE

Fitted to one end with a modern range of base and wall units with cupboards and drawers, rolled edge worktops and tiled splashbacks. There is a built-in oven with four ring electric hob and concealed extractor hood over plus space and plumbing for a washing machine and space for a fridge freezer. Single drainer sink with hot and cold taps, lino to the kitchen area and carpeted flooring to the lounge/diner. Windows to 2 aspects, a central heating radiator, door to the balcony, BT broadband point, telephone entry for front door and 24 hour care pull cords.

BALCONY

A pleasant decked and covered balcony area overlooking the communal gardens to the front of the building.

DOUBLE BEDROOM

A good sized double bedroom with central heating radiator, a double glazed window, coved ceiling, telephone entry for front door and 24 hour care pull cord.

SHOWER ROOM

Fitted in white with a close couple toilet, wall mounted wash basin with hot and cold taps and tiled splashbacks. There is a walk-in shower enclosure with fixed glazed screen and mains fed shower plus a central heating radiator and an extractor fan.

MOORFIELD COURT

Moorfield Court housing retirement scheme comprises a range of purpose built apartments for the over 55's. The development includes a communal lounge and attractive communal gardens, all of which are cared for and maintained within the service charge payment.

SERVICE CHARGES AND FACILITIES

The property is offered on a 75% ownership basis and no extra rent is due on the additional 25%

There is a current monthly service charge of approximately £250 which includes maintenance/heating etc of the communal areas, a 24 hour emergency 'on call' service, and buildings insurance (for the apartment)

A ground rent of £100 per annum is payable

Heating of the apartment is by way of a communal gas boiler and heating and hot water are both included in the service charge.

Water charge is included within the service charge.

Electricity is not included within the service charge and each apartment has their own individual meter (This is located in a communal meter room, accessed through the onsite Care Manager)

There are attractive communal gardens, on site parking, and a range of communal activities including a weekly on-site hairdresser (Covid restrictions apply)





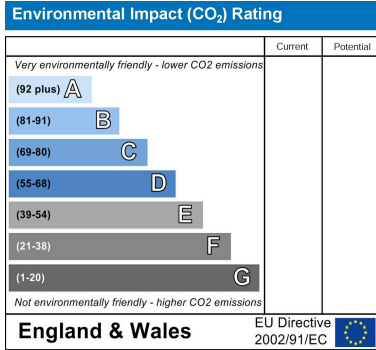
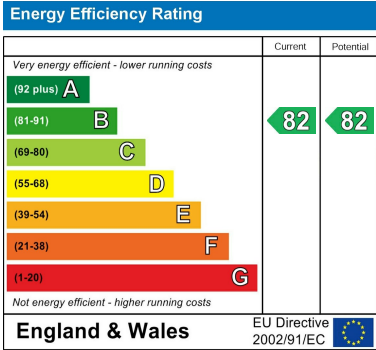
Approximate Gross Internal Area
505 sq ft - 47 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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