



Main Street, Balderton



Guide price £130,000 to £140,000

- Quality First Floor Apartment
- Character Features
- One Double Bedroom
- Open Plan Lounge/Dining/Kitchen
- Allocated Parking Space
- Tenure: Leasehold
- Council Tax Band: A
- EPC rating C



Located within the stunning converted 'Old Hall', this quality first floor apartment boasts gorgeous high ceilings throughout as well as sash windows, giving a lovely characterful feel. The apartment can be accessed via the main door with large communal entrance hallway and stairs rising to the first floor where this apartment can be found. The main accommodation comprises entrance hallway, double bedroom, three-piece bathroom and the feature spacious open plan lounge/dining area which opens to the granite fitted kitchen with integrated dishwasher, electric oven and four ring hob. The property also benefits from an allocated parking space alongside further visitor spaces, gas central heating, double glazing, and communal gardens. Viewing is key to appreciate the building itself and the grounds it sits within.



ACCOMODATION - Rooms and Measurements

Entrance Hallway

3.84m x 1.30m (12'7 x 4'3)

Open Plan Lounge/Dineng/Kitchen

5.23m x 4.78m (17'2 x 15'8) maximum measurements

Bedroom

3.61m x 3.02m (11'10 x 9'11)

Bathroom

2.92m x 1.40m (9'7 x 4'7)

Lease Details

Management Company - Cyntra Property
Years Remaining on Lease - Approx. 993 years
Current Ground Rent: £130 per annum
Current Service Charge. £186.35 per month
Current Buildings Insurance Included In Service Charge

Services

Mains gas, electricity, water and drainage are connected.



Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot - Maps - House Price Statistics - Flood Risk - Media Availability - In depth Local School Information - Transport Links - Council Tax Band – etc.

Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets, and a regular bus service into Newark town centre.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

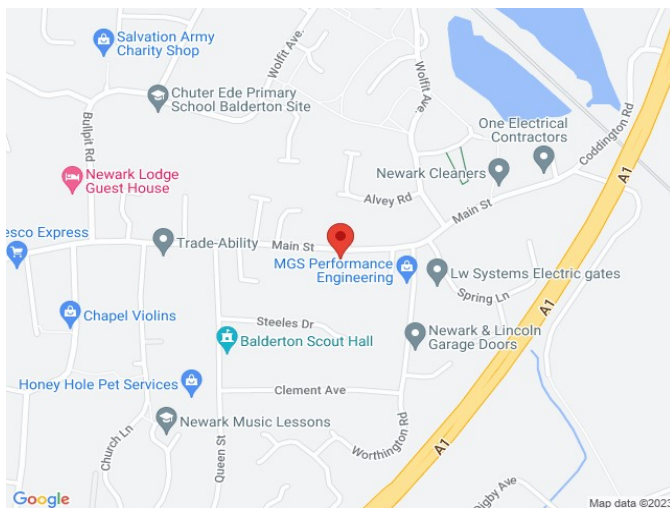
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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