



Hawthorne Crescent,
Farndon



Guide Price £100,000 to £110,000

- Spacious Ground Floor Apartment
- 2 Bedrooms
- Lounge/Diner
- Garage In Block
- Large Enclosed Rear Garden
- Space to Extend
- No Chain
- Council Tax Band: A
- Tenure: Leasehold
- EPC Rating: D



A spacious two bedroom ground floor apartment, situated in the extremely popular village of Farndon with riverside walks close by, and having room to extend if required (subject to relevant planning permission). This lovely apartment benefits from a 125 year lease, renewed in June 2021, and has accommodation comprising of; entrance hall, spacious lounge/diner, kitchen, inner hall, two DOUBLE bedrooms and bathroom, the property benefits from UPVC double glazing, cavity wall insulation, a large enclosed rear garden, and an additional benefit of a garage in a block of garages. NO CHAIN.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge/Diner - 4.77m x 3.30m (15'8 x 10'10)

Kitchen - 2.66m x 1.93m (8'9 x 6'4)

Bedroom One - 3.83m x 3.04m (12'7 x 10'0) Maximum measurements

Bedroom Two - 2.89m x 2.26m (9'6 x 7'5) Built in double wardrobe

Bathroom - 2.0m x 1.90m (6'7 x 6'3)

Lease Details

Management Company -The Freehold group- RCP Property Management Ltd.

Years Remaining on Lease - 125 years from 1st June 2021

Current Ground Rent - £100 per annum.

Current Buildings Insurance - £272 per annum

The leaseholder is responsible for the rear side of the property's roof and the guttering and fascias on the rear also.



Services Mains electricity, water and drainage are connected- we have also been advised that gas is connected to the property.

Farndon The ever popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St Peters, Cross Keys C of E Primary Academy and village hall.

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.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - 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, etc.

The report is located under the 'virtual tours' tab on the web portals.

Agent's Note - Sales Particulars

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.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

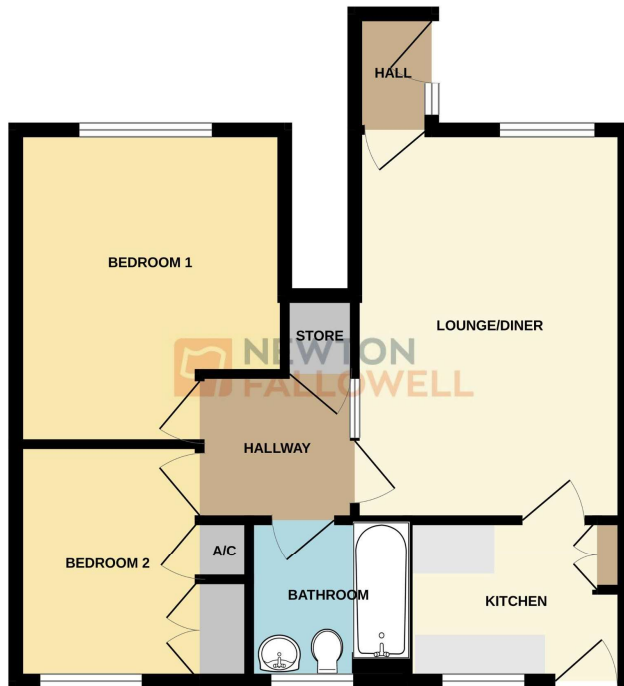
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

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

GROUND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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