



Grove Street, Balderton



Asking Price £100,000

- Ground Apartment With Extended Lease
- Two Well-Proportioned Bedrooms
- Lounge & Conservatory
- Kitchen & Shower Room
- Enclosed Rear Garden
- Single Garage
- NO CHAIN
- Council Tax Band: A
- Tenure: Leasehold
- EPC Rating: C



MARKETED WITH NO CHAIN. Quietly positioned at the end of a popular residential street, this ground floor apartment has an **EXTENDED LEASE** and benefits from both a single garage and its own private rear garden. This home would make a superb first time purchase, or for a buyer looking for single storey living. The property's accommodation comprises: entrance hall, spacious lounge, kitchen, conservatory, two double bedrooms and a shower room. The rear garden is low maintenance and is predominantly paved. Other features include UPVC double glazing and gas central heating.

Lease Details

Managing Agent on Behalf of Freeholder - RCP Property Management Ltd.
Years Remaining on Lease - A new lease term of 110 years from 1st June 2023
Latest Ground Rent per annum - £15
Latest Buildings Insurance per annum - £382.78

RCP act on behalf of the Freeholder and deal with the collection of ground rent and buildings insurance only, they do not collect any service charges and nor do they believe any service charges are payable for the property.

In respect of any required repairs and/or maintenance, the responsibility for this falls to the leaseholder/s.



ACCOMMODATION - Rooms & Measurements

Entrance Hall

1.17m x 0.89m (3'10 x 2'11)

Lounge

4.83m x 3.35m (15'10 x 11'0)

Kitchen

2.74m x 1.96m (9'0 x 6'5)

Conservatory

2.31m x 1.98m (7'7 x 6'6)

Inner Hall

1.96m x 1.80m (6'5 x 5'11)

Bedroom One

3.94m x 2.46m (12'11 x 8'1) maximum measurements

Bedroom Two

2.87m x 2.26m (9'5 x 7'5)

Shower Room

1.96m x 1.88m (6'5 x 6'2)

Services



Mains gas, electricity, water and drainage are connected.

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.

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.

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 are taken internally and cannot be assumed 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 £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

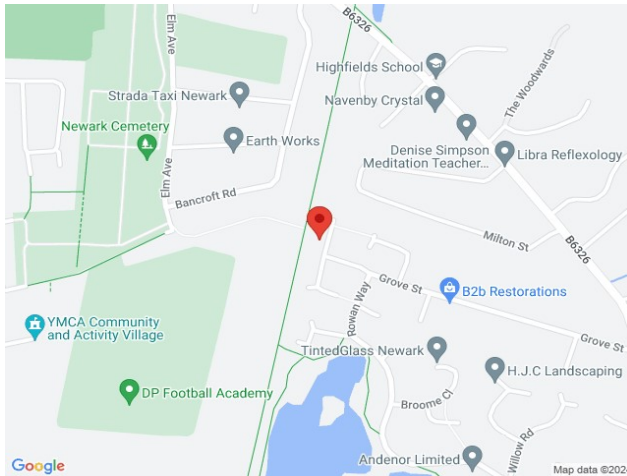
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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 | 74 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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