



Warwick Court, Balderton



Guide Price £100,000 to £110,000

- Over 55's Complex
- First Floor Apartment With Stair Lift
- Double Bedroom
- Lounge/Diner with Juliet Balcony
- Kitchen & Shower Room
- Gated Entrance & Parking
- No Chain
- Council Tax Band: A
- Tenure: Leasehold
- EPC Rating: tbc



OVER 55's DEVELOPMENT & MARKETED WITH NO CHAIN. Enjoying a convenient position in the popular gated Warwick Court development. Warwick Court offers beautifully maintained communal gardens, secure parking facilities and access to a host of local amenities within Balderton, whilst set within short travelling distance into Newark Town Centre.

The apartment is located on the first floor but benefits from a STAIRLIFT and presents immaculate accommodation comprising: its own private entrance, hallway with stairs rising to the first floor, landing space, spacious lounge/diner with Juliet balcony, kitchen with four ring electric hob, electric oven and generous storage cupboard, large double bedroom with range of fitted wardrobes and a generous shower room. Other features of this home include double glazing, electric heating and an external store.

Lease Details

Management Company - Walker & Son Ltd

Years Remaining on Lease - 125 Years - Commencing 1 May 2003, approximately 103 years remaining

Current Ground Rent per annum - £140 per annum

Current Service Charge - £130 per quarter, buildings insurance included



ACCOMMODATION - Rooms & Measurements

Entrance Hall 1.47m x 1.04m (4'10 x 3'5)

First Floor Landing 2.84m x 1.17m (9'4 x 3'10)

Lounge/Diner 4.50m x 3.43m (14'9 x 11'3)

Kitchen 3.28m x 1.80m (10'9 x 5'11)

Double Bedroom 4.50m x 2.82m (14'9 x 9'3)

Shower Room 2.77m x 2.06m (9'1 x 6'9)

Services

Mains 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.

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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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