



Hampden Close, Fernwood



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### Asking Price £90,000

- DISCOUNTED VALUE SCHEME
- First Time Buy Opportunity
- Ground Floor Apartment
- One Double Bedroom & Bathroom
- Spacious Lounge & Kitchen
- Allocated Parking Space
- Secure Bin Store
- Council Tax band: A
- Tenure: Leasehold
- EPC Rating: B



**\*DISCOUNTED VALUE SCHEME - 25% OFF FULL MARKET VALUE (price shown is at discounted price)\***

Available to first time buyers only, and with a local connection to Newark & Sherwood, this delightful modern ground floor apartment represents a unique opportunity to get on the property ladder with a discounted value scheme where you are able to buy this home at 75% market value with no extra costs!

The apartment's accommodation comprises: individual entrance with useful hallway, spacious dual aspect lounge, quality kitchen with a range of appliances to include a four ring gas hob, electric oven, fridge/freezer and dishwasher. Off the lounge, there is an inner hall with doors to the modern bathroom suite and a large double bedroom with a built in storage cupboard and two windows.

Outside, the property enjoys its own outdoor space that offers further potential, parking for one vehicle and access to a secure bin store that is shared with the first floor apartment. Other features include gas central heating, UPVC double glazing and is still within NHBC warranty.

### **Tenure - "Tyneside Lease"**

999 years from 1 January 2022 with a peppercorn rent of £1 per annum to the first floor flat. There is no service charge or ground rent payable.

What is a "Tyneside Lease"?

A Tyneside lease, also known as a crisscross or cross-over lease is an arrangement where the leaseholder of each flat is also the landlord of the other flat. The owner of the First Floor Flat (FFF) will own both the leasehold title to their flat but also the freehold title to the Ground Floor Flat (GFF) and vice versa.

For more information, please contact the office on 01636 706444.





## ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'3" x 5'10" (1.3m x 1.8m)

Lounge 11'9" x 13'11" (3.6m x 4.2m) maximum measurements

Kitchen 6'8" x 11'8" (2m x 3.6m)

Inner Hall 4'7" x 4'8" (1.4m x 1.4m)

Double Bedroom 9'0" x 18'7" (2.7m x 5.7m) maximum measurements

Bathroom 6'2" x 7'0" (1.9m x 2.1m)

### Services

Mains gas, electricity, water and drainage are connected.

### Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.

### 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.

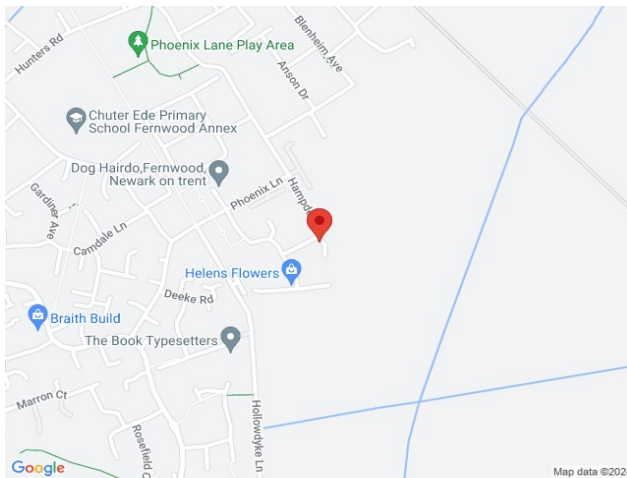
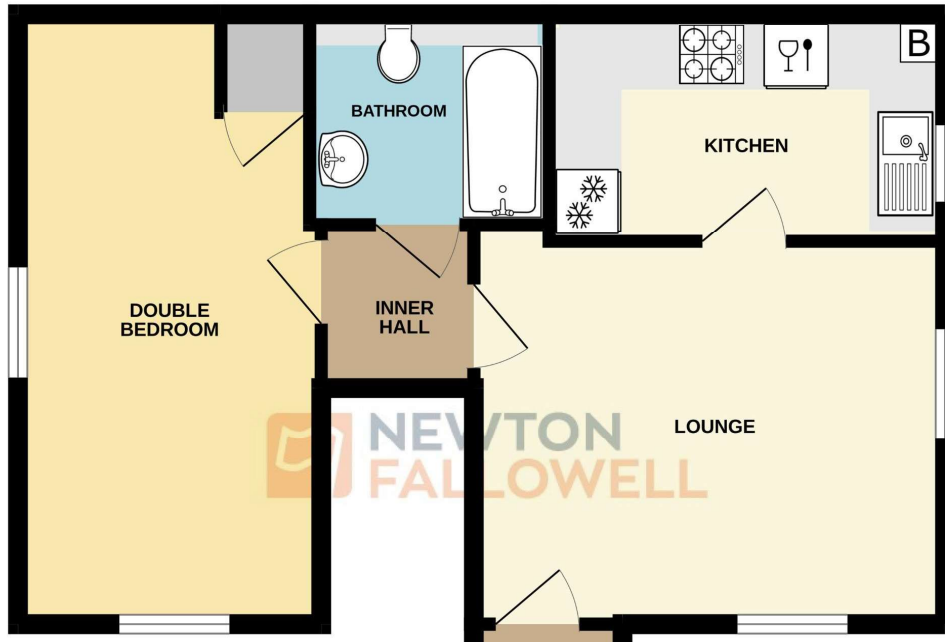
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell  
12-14 Middle Gate, Newark, NG24 1AG  
01636 706444  
newark@newtonfallowell.co.uk