



Youngs Avenue, Fernwood



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Guide Price £100,000 to £110,000



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Ensuite Shower Room & Bathroom
- Open Plan Living/Dining Kitchen
- Sun Terrace & Communal Garden
- Allocated Parking Space
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold





MARKETED WITH NO CHAIN. Presenting an ideal first time or investment purchase, this delightful modern GROUND FLOOR apartment is ideally located with local amenities close to hand as well as superb transport links including the A1. The apartment is a great blank canvas with neutral accommodation throughout comprising: a spacious entrance hallway, family bathroom suite, open plan lounge/dining kitchen space with sliding doors opening to a wonderful private sun terrace and the kitchen having a four ring electric hob and electric oven. There are also two double bedrooms with the main bedroom benefiting from fitted wardrobes and an ensuite shower room. In addition to the convenient location, the property further benefits from an electric heating system, UPVC double glazing, allocated and communal parking and further communal gardens.

Lease Details

Management Company - FirstPort Property Services
Years Remaining on Lease - 125 years from 01/06/2003, therefore approximately 103 years remaining
Current Ground Rent per annum - approximately £135
Current Service Charge per month - £160 (includes building insurance)

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Open Plan Living/Dining Kitchen

12'2" x 18'7" (3.7m x 5.7m)

maximum measurements

Bedroom One 9'11" x 12'3" (3m x 3.7m)

maximum measurements

Ensuite Shower Room 5'5" x 6'7" (1.7m x 2m)

maximum measurements



Bedroom Two 8'8" x 11'3" (2.6m x 3.4m)

maximum measurements

Bathroom 5'6" x 6'9" (1.7m x 2.1m)

maximum measurements

Services

Mains 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.

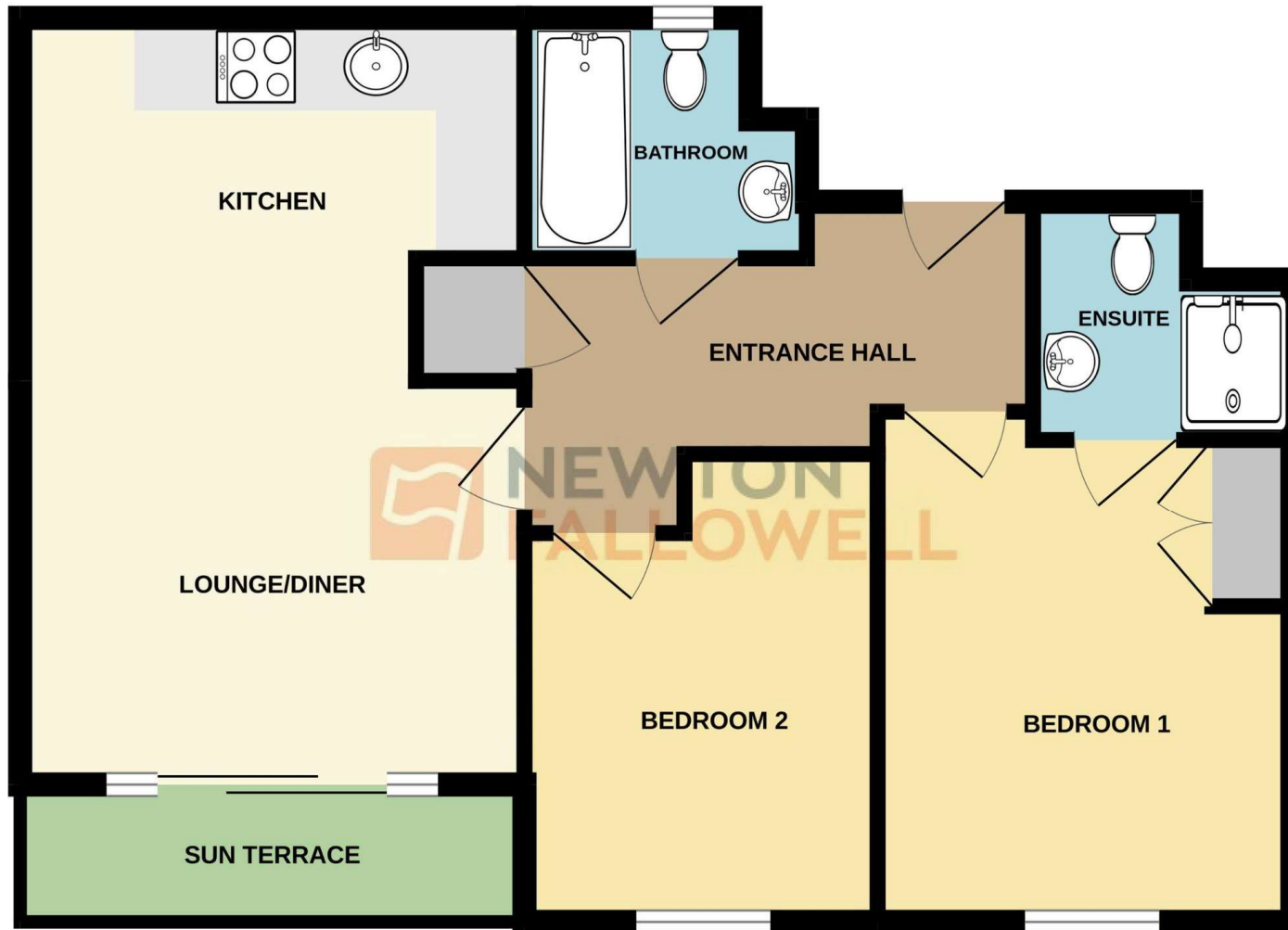
Anti-Money Laundering Regulations

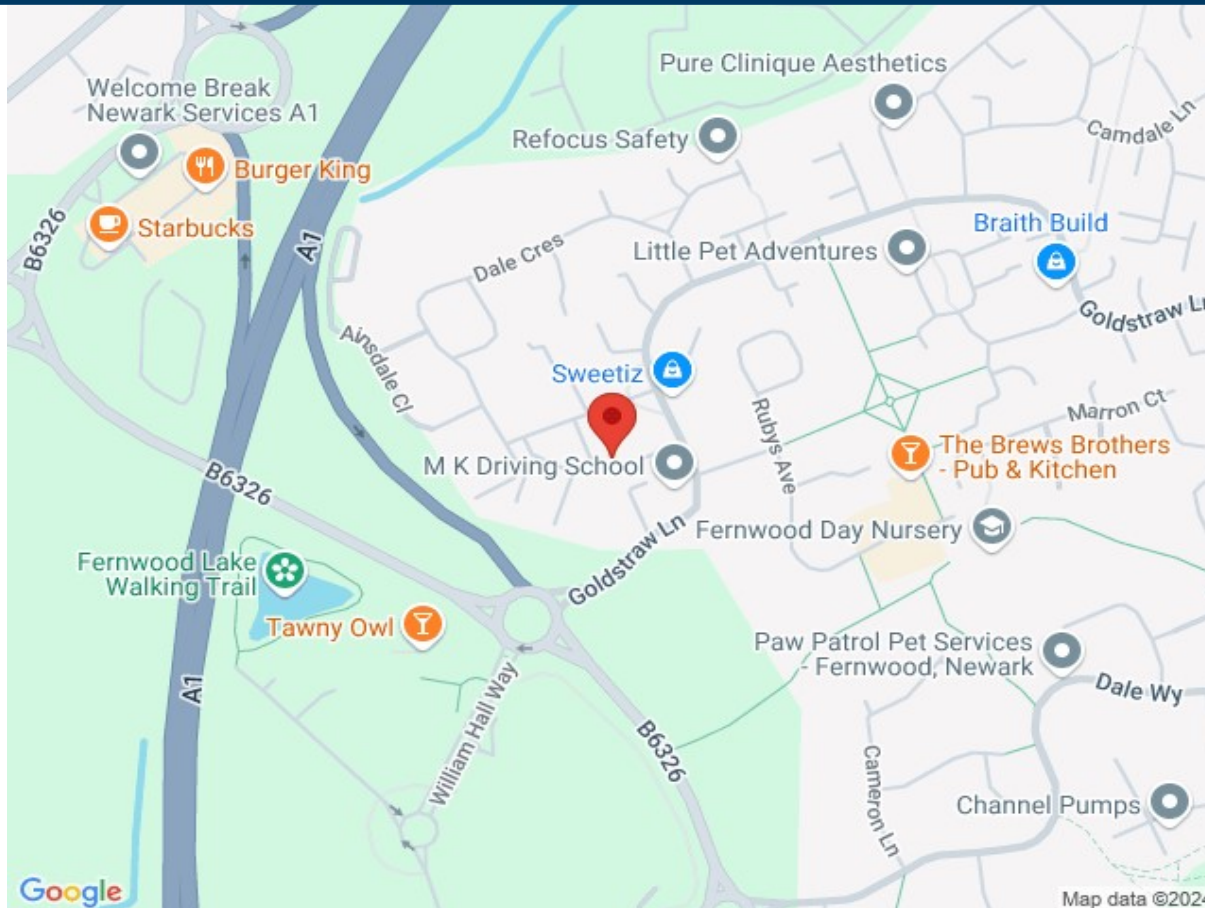
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

