



Apple Tree Close, Newark

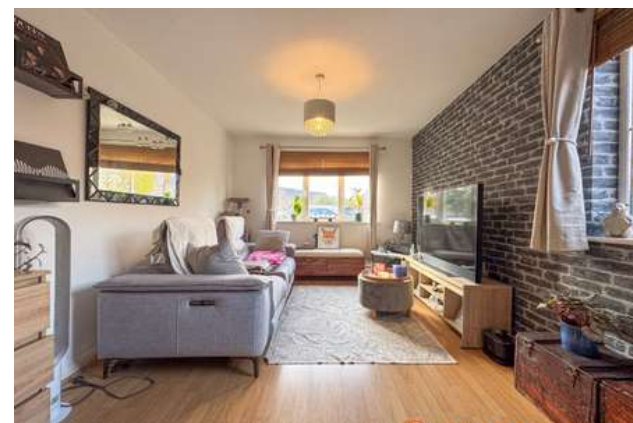
 2  1  1

Asking Price £100,000



Key Features

- Ground Floor Apartment
- Town Centre Location
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Breakfast Kitchen
- Modern Shower Room
- Allocated Parking Space
- Council Tax Band: A
- EPC Rating: C
- Tenure: Leasehold





Conveniently located within comfortable walking distance of Newark town centre and North Gate train station with excellent links to London Kings Cross, this GROUND FLOOR apartment presents a fantastic opportunity for a first time purchase, or for those looking to downsize. The apartment is accessed by a secure communal entrance and provides well proportioned accommodation comprising: generous entrance hallway with two useful storage cupboards, spacious dual aspect lounge, breakfast kitchen with four ring gas hob, electric oven, and provision for a dishwasher and washing machine, two double bedrooms and a modern refitted shower room. Other features of this home include gas central heating, UPVC double glazing and an ALLOCATED PARKING SPACE.

Agent's Note - Lease Details

Management Company - Nottingham Community Housing Association
 Years Remaining on Lease - 125 Years From 01/01/2006 - approximately 106 years remaining
 Current Ground Rent per annum - included in service charge
 Current Service Charge per annum - £1261.44 (approx)
 Current Buildings Insurance per annum - included in service charge

Accommodation - Rooms and Measurements

Entrance Hall 9'4" x 10'1" (2.8m x 3.1m)
 maximum measurements

Lounge/Diner 10'1" x 16'10" (3.1m x 5.1m)
 maximum measurements

Kitchen 5'11" x 13'3" (1.8m x 4m)

Bedroom One 9'6" x 12'7" (2.9m x 3.8m)

Bedroom Two 7'5" x 11'0" (2.3m x 3.4m)

Shower Room 6'5" x 6'9" (2m x 2.1m)



Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

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.

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

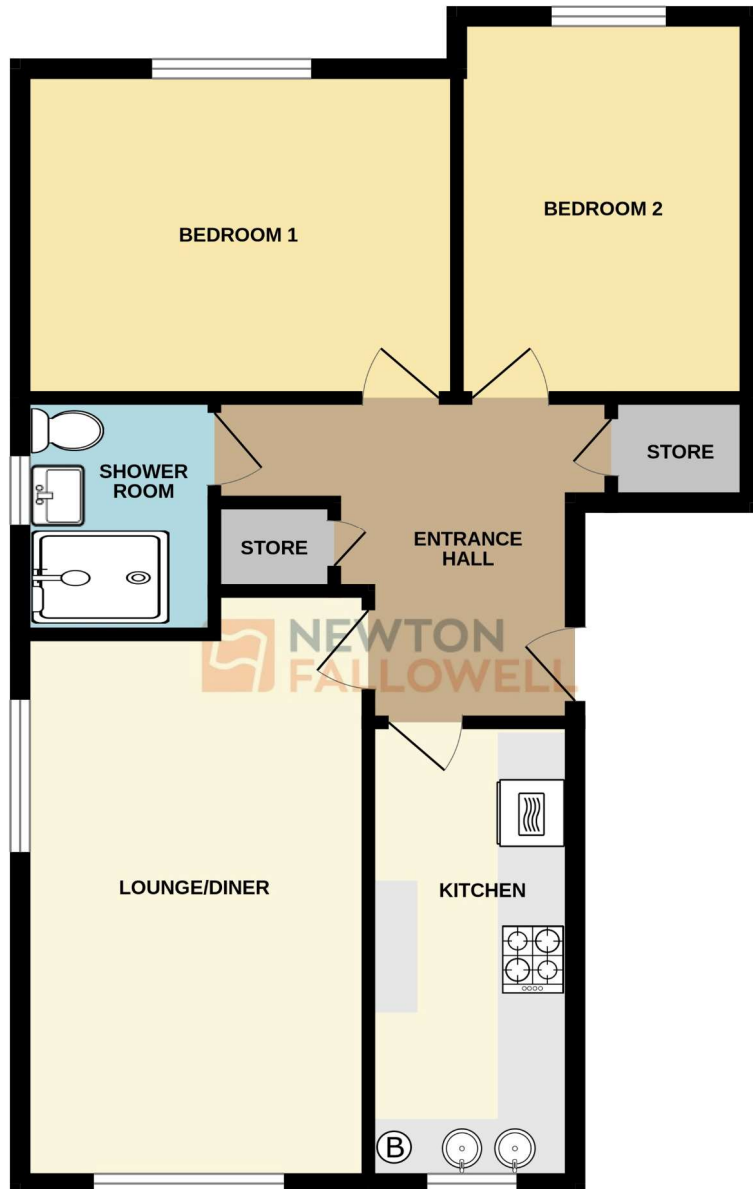
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

01636 706444