



Johnsons Road, Fernwood



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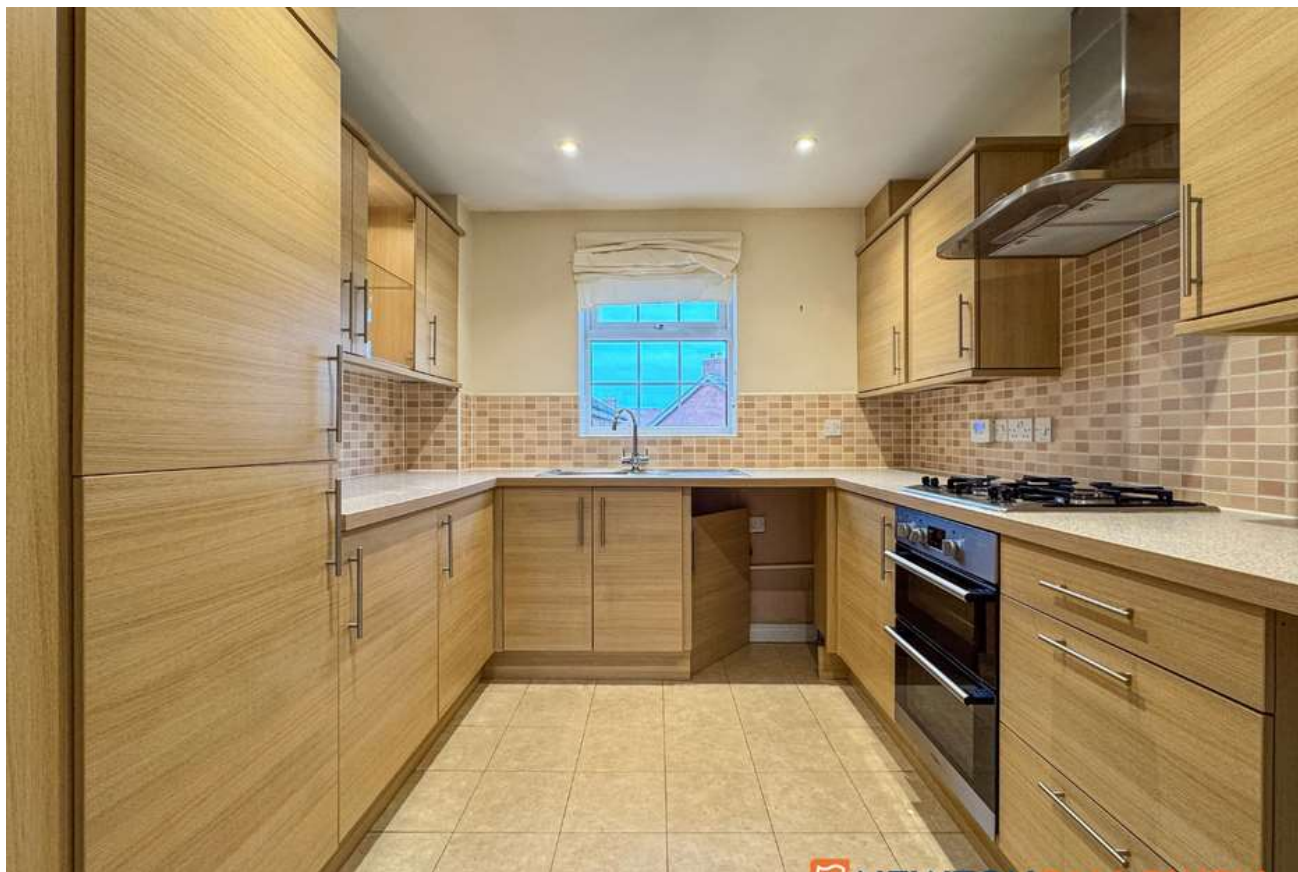
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Guide Price £110,000 to £120,000



Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Ensuite & Bathroom
- Lounge/Diner With Juliet Balcony
- Kitchen With Fridge/Freezer
- SINGLE GARAGE
- Council Tax Band: A
- EPC Rating: C
- Tenure: Leasehold





MARKETED WITH NO CHAIN. Superbly maintained, this modern top floor apartment is located in the heart of the popular Fernwood village with local amenities close to hand as well as superb transport links including the A1. Having the unusual benefit of a SINGLE GARAGE & DRIVEWAY, this spacious apartment would make an ideal first time buy, investment or lock up and leave.

The apartment is accessed via a communal entrance and stairwell, with the property's accommodation comprising: entrance hallway, spacious lounge/diner with Juliet balcony, kitchen with appliances to include a four ring gas hob, electric oven and fridge/freezer, family bathroom suite, and two DOUBLE bedrooms, both of which having fitted wardrobes and the main bedroom also having an ensuite shower room.

Outside, there is a small lawned communal garden with the garage and driveway found in a neighbouring coach house block. Other features of this home include gas central heating and UPVC double glazing.

Lease Details

Management Company - Centrick Building & Estate Management
 Years Remaining on Lease - 999 years from 1 September 2006, 981 Years remaining
 Current Ground Rent per annum - £165.87
 Current Service Charge per annum - £1,664.50
 Buildings insurance is included in the service charge.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Lounge/Diner 14'6" x 13'9" (4.4m x 4.2m)

Kitchen 8'10" x 8'7" (2.7m x 2.6m)

Bedroom One

maximum measurements

Ensuite 5'11" x 5'6" (1.8m x 1.7m)

maximum measurements

Bedroom Two

maximum measurements

Bathroom 8'9" x 6'0" (2.7m x 1.8m)

maximum measurements



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.

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

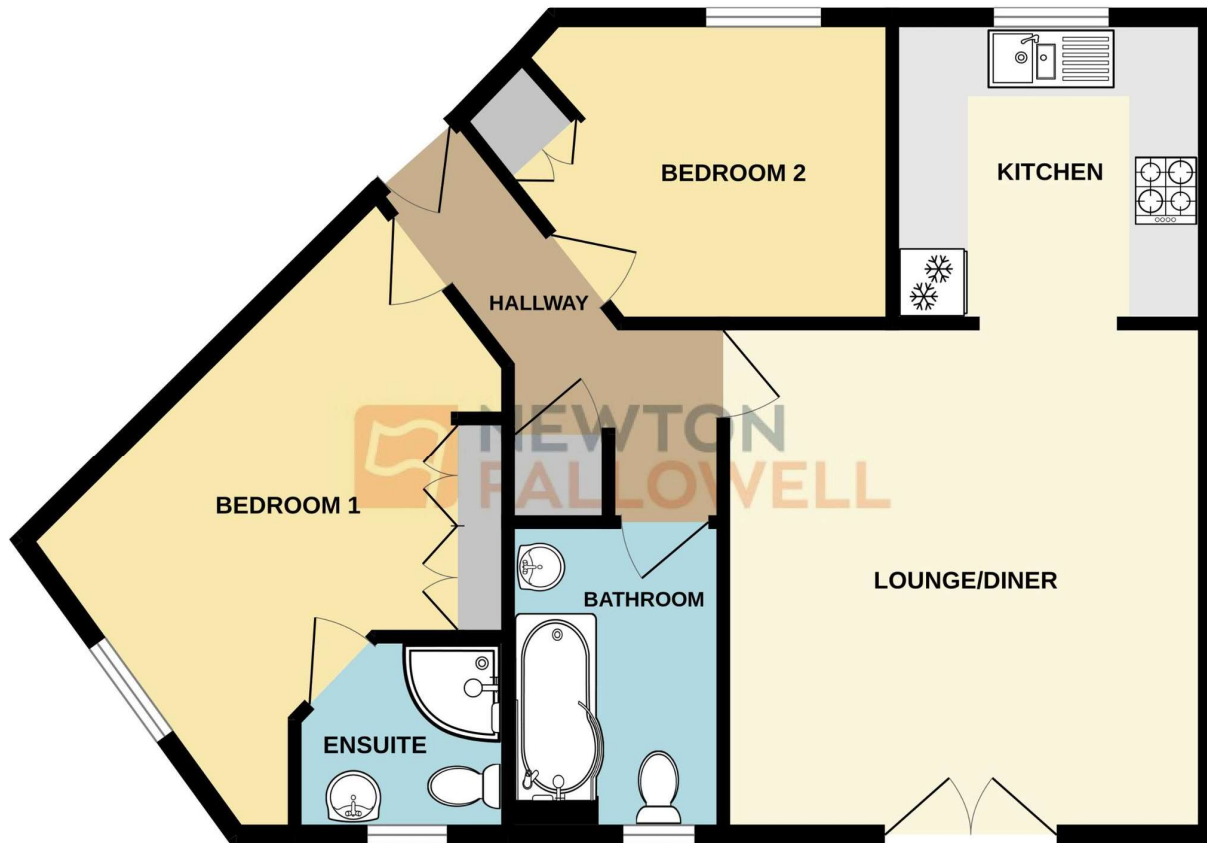
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

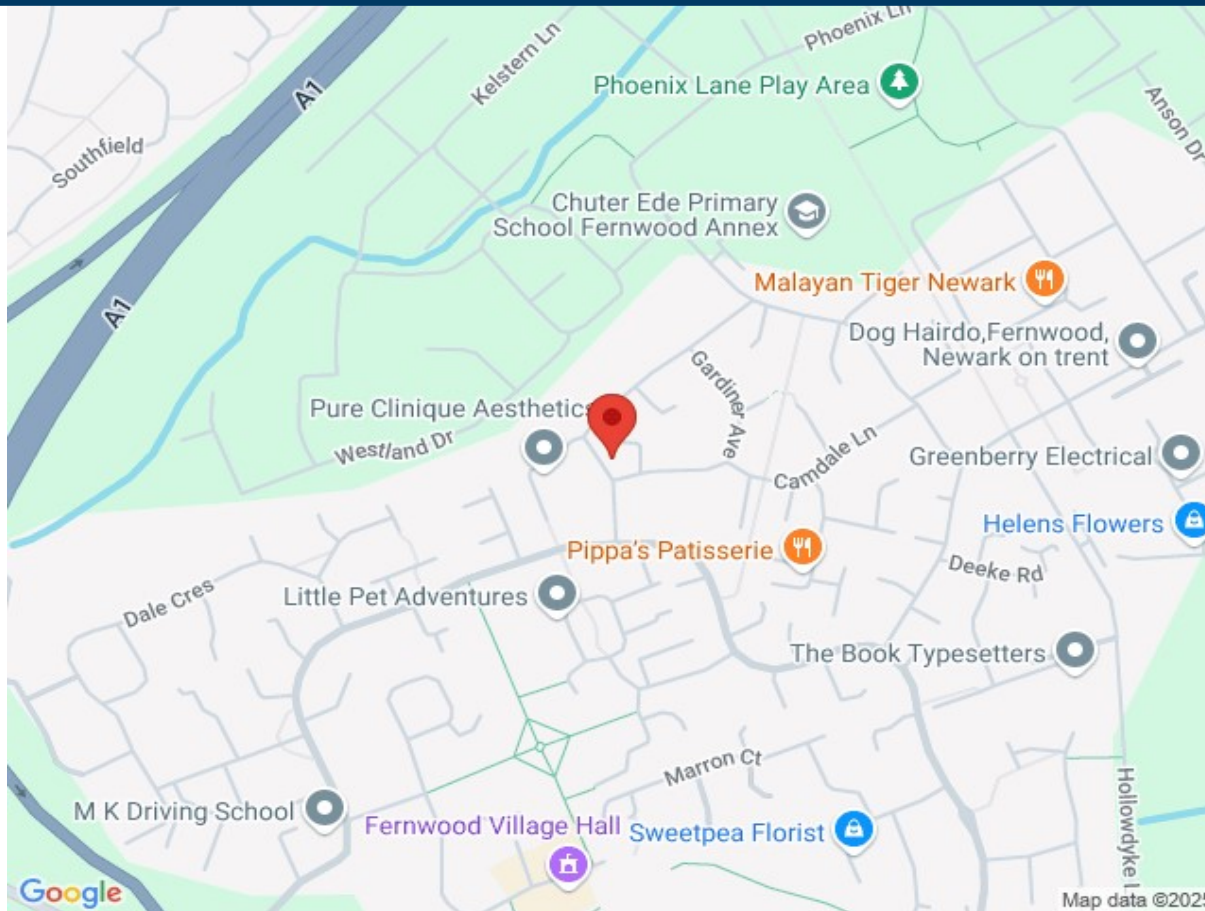
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.



SECOND FLOOR



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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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		



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