



Pollard Close, Newark, Newark



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Fixed price £100,000



Key Features

- 50% Shared Ownership
- Three bedrooms
- South facing Rear Aspect
- Gas Central Heating
- Upvc Double Glazing
- Two Parking Spaces
- Council Tax Band: A
- EPC Rating: B
- Tenure: Leasehold





50% Shared Ownership - A spacious modern three bedroom semi detached house situated in a popular location within the town centre. This property promotes affordable housing and has accommodation comprising of a spacious lounge, ground floor W.C, fitted dining kitchen with integrated oven, hob, extractor fan and dishwasher, to the first floor there are three bedrooms and a bathroom. The property benefits from UPVC double glazing and gas central heating, 2 parking spaces and a south facing rear garden.

SHARED OWNERSHIP - LEASE DETAILS

50% Shared Ownership
 Max Can be purchased 100%
 Lease 125 years from 1st January 2020, 119 years remaining
 Current Rent £244.50 per calendar month
 Current Service Charge £51.76 per calendar month
 Max Mortgage of 95% Loan to Value or Less

What is Shared Ownership?

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Nottingham Community Housing Association (NCHA). Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time.

How does Shared Ownership Work?

You purchase the share of the property with a mortgage or cash sum; You pay a service charge and rent to Nottingham Community Housing Association.

Am I Eligible to Purchase this Property?

For further information please contact the office.

Accommodation - Rooms & Measurements

Lounge 16'9" x 16'4" (5.1m x 5m)
 maximum measurements

W.C 5'1" x 3'7" (1.5m x 1.1m)

Dining Kitchen 16'9" x 9'10" (5.1m x 3m)

First Floor Landing

Bedroom One 16'10" x 10'8" (5.1m x 3.3m)
 maximum measurements

Bedroom Two 11'2" x 10'1" (3.4m x 3.1m)

Bedroom Three 10'3" x 6'3" (3.1m x 1.9m)

Bathroom 6'5" x 5'7" (2m x 1.7m)

Outside Front and Side

Small front garden with two parking spaces to the side of the property with gate into the rear garden.

Outside Rear

Enclosed South facing rear garden



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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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

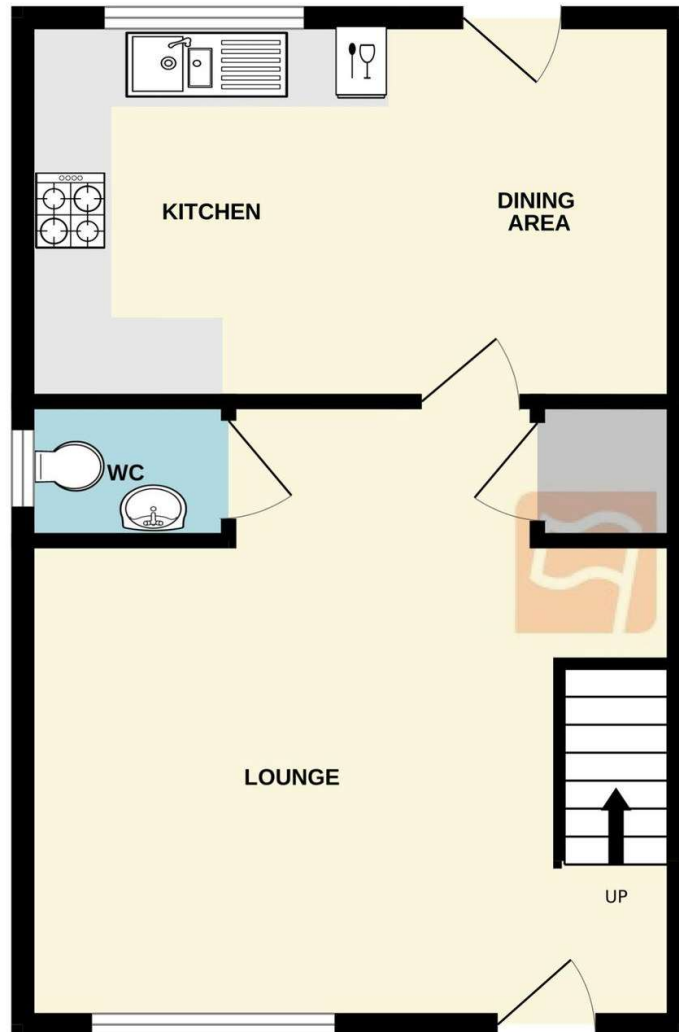
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

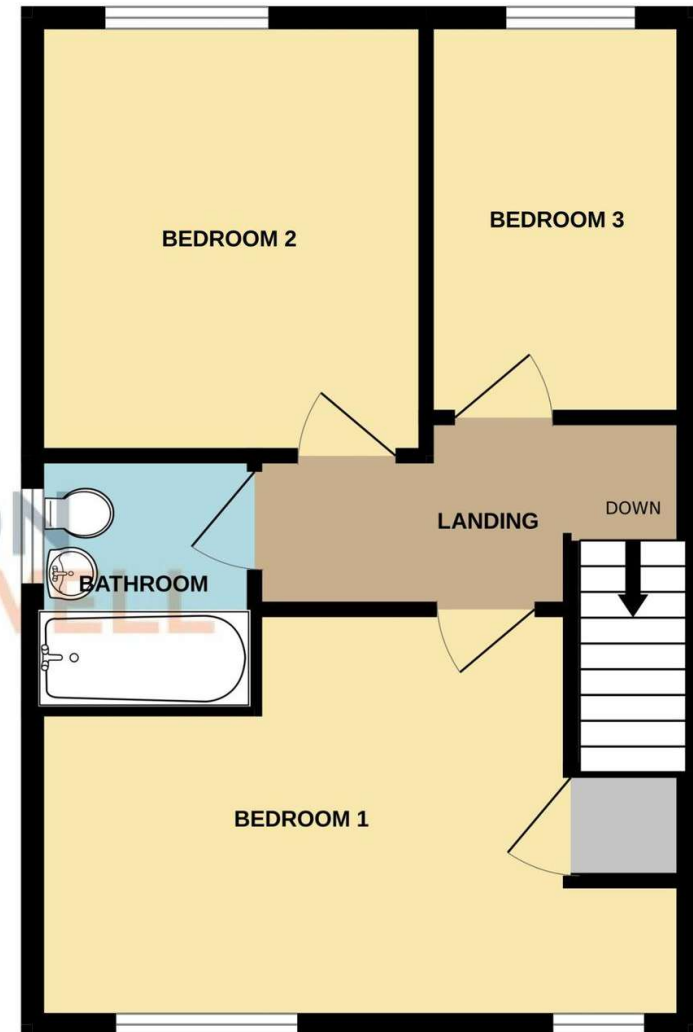
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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

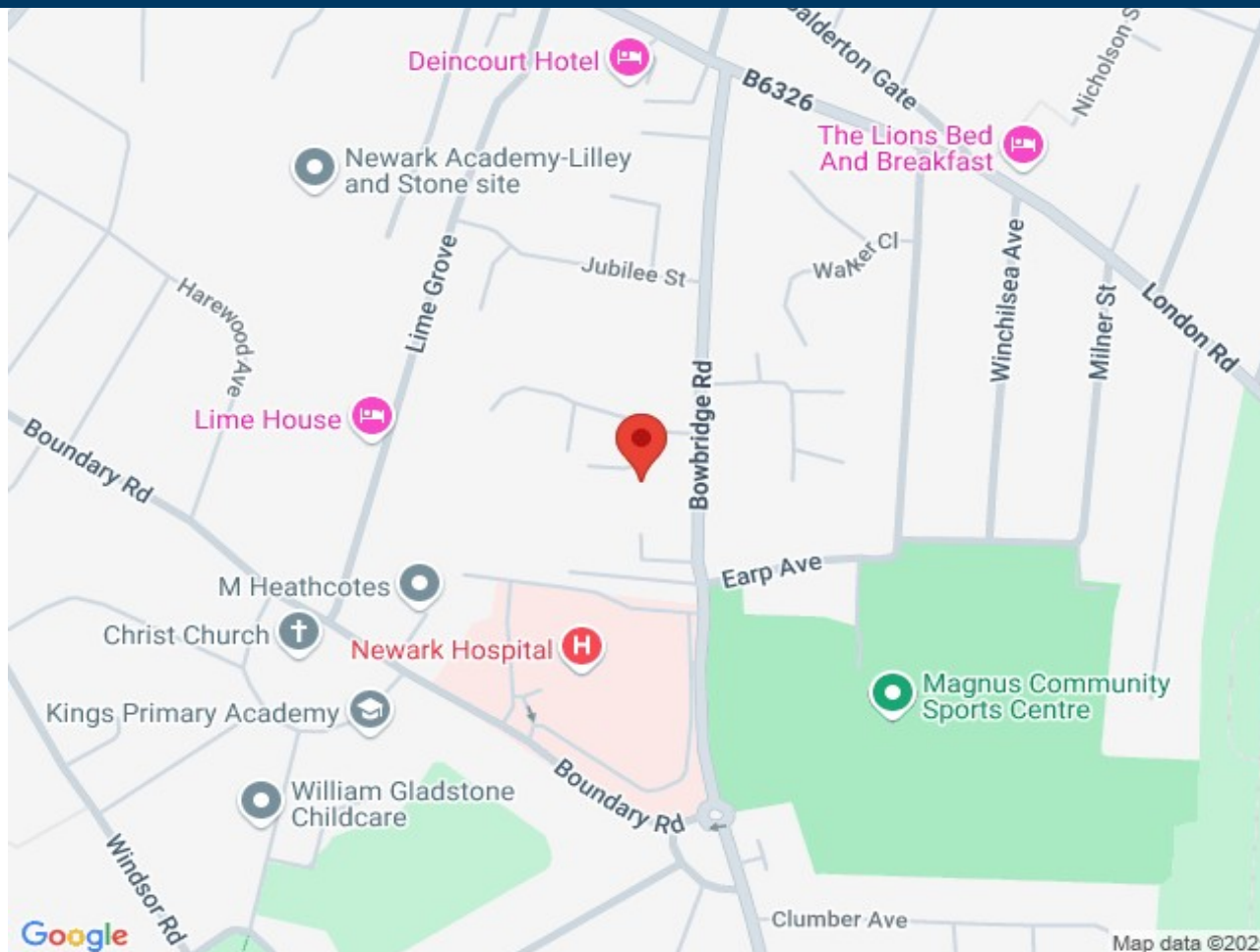


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

