



Mill Green, Newark



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Shared ownership £127,500



## Key Features

- 75% SHARED OWNERSHIP
- End Terraced Home
- Three Bedrooms
- Spacious Lounge & Dining Kitchen
- Modernised Shower Room
- Owned Solar Panels
- Council Tax Band: A
- EPC Rating: B
- Tenure: Freehold





75% SHARED OWNERSHIP! Representing a brilliant opportunity to get on the property ladder, this end terraced home offers the unusual benefit of 10x OWNED SOLAR PANELS and is located in a popular position within walking distance of Newark town centre as well as Newark North Gate train station and falls within the sought after Barnby Road school catchment.

The property's accommodation comprises: spacious lounge, dining kitchen with free standing cooker, modernised shower room and three well-proportioned bedrooms.

Outside, the property enjoys a lawned fenced front garden with pathway to front garden, and a rear garden that has a lawned and paved area with a rear gate that opens through to the allocated parking space. Other features include gas central heating and UPVC double glazing.



## Shared Ownership - Details

75% Shared Ownership. Housing Association - Platform Housing Group. Current Rent, service charge & buildings insurance per month - £108.45 per month

## 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 Platform Housing Group. 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 Platform Housing Group.

Am I Eligible to Purchase this Property?

For further information please contact the office.

## ACCOMMODATION - Rooms & Measurements

Lounge 17'6" x 11'5" (5.3m x 3.5m)

Dining Kitchen 17'6" x 8'9" (5.3m x 2.7m)

## First Floor Landing

Bedroom One 11'3" x 10'10" (3.4m x 3.3m)  
maximum measurements

Bedroom Two 11'3" x 9'8" (3.4m x 2.9m)  
maximum measurements

Bedroom Three 8'11" x 6'10" (2.7m x 2.1m)  
maximum measurements

Shower Room 5'11" x 5'6" (1.8m x 1.7m)





### Agent's Note - Parking

The property has an allocated parking space within a communal parking area.

### Agent's Note - Solar Panels

This home has 10 owned solar panels through British Gas and is on a FIT tariff. For more information, please contact the office.

### 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 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

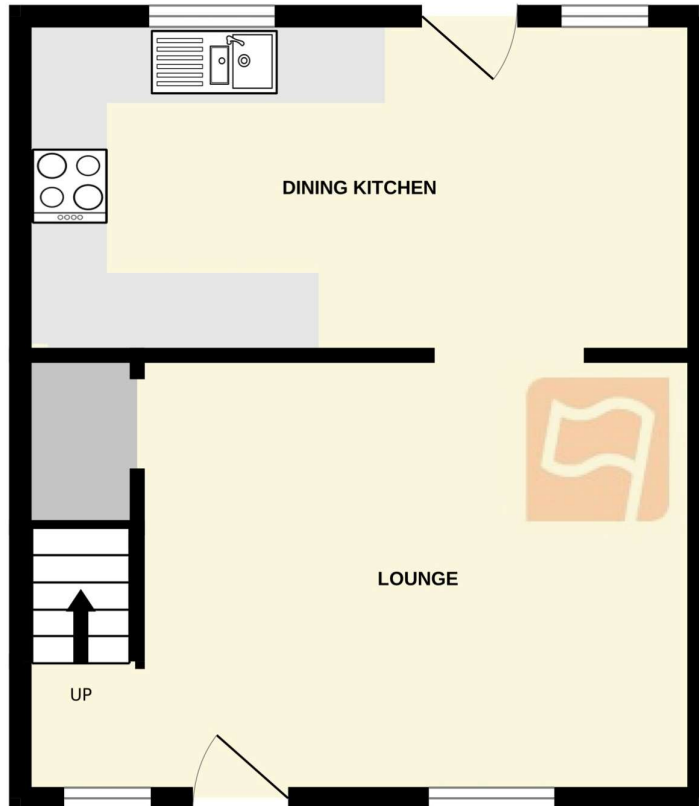
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

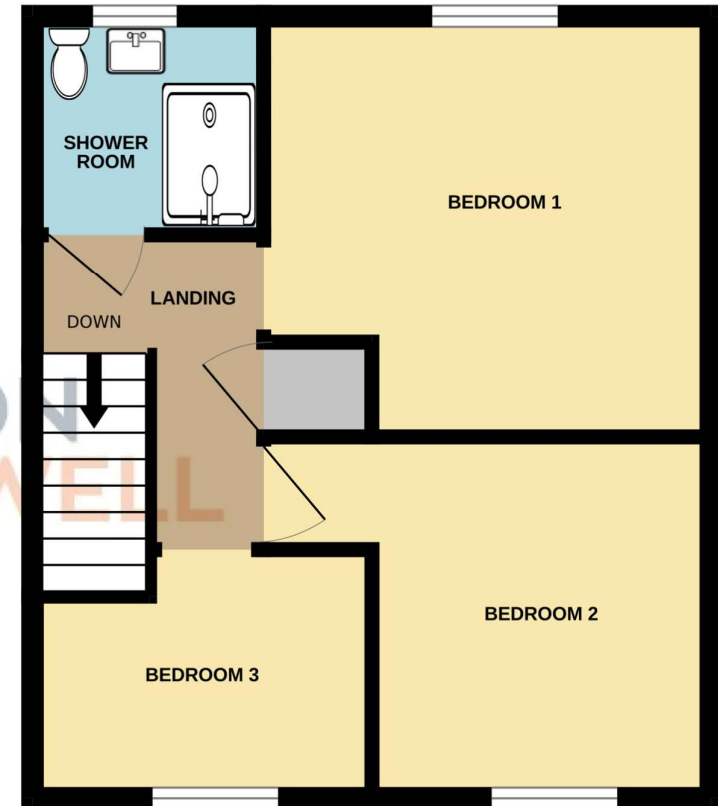
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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.

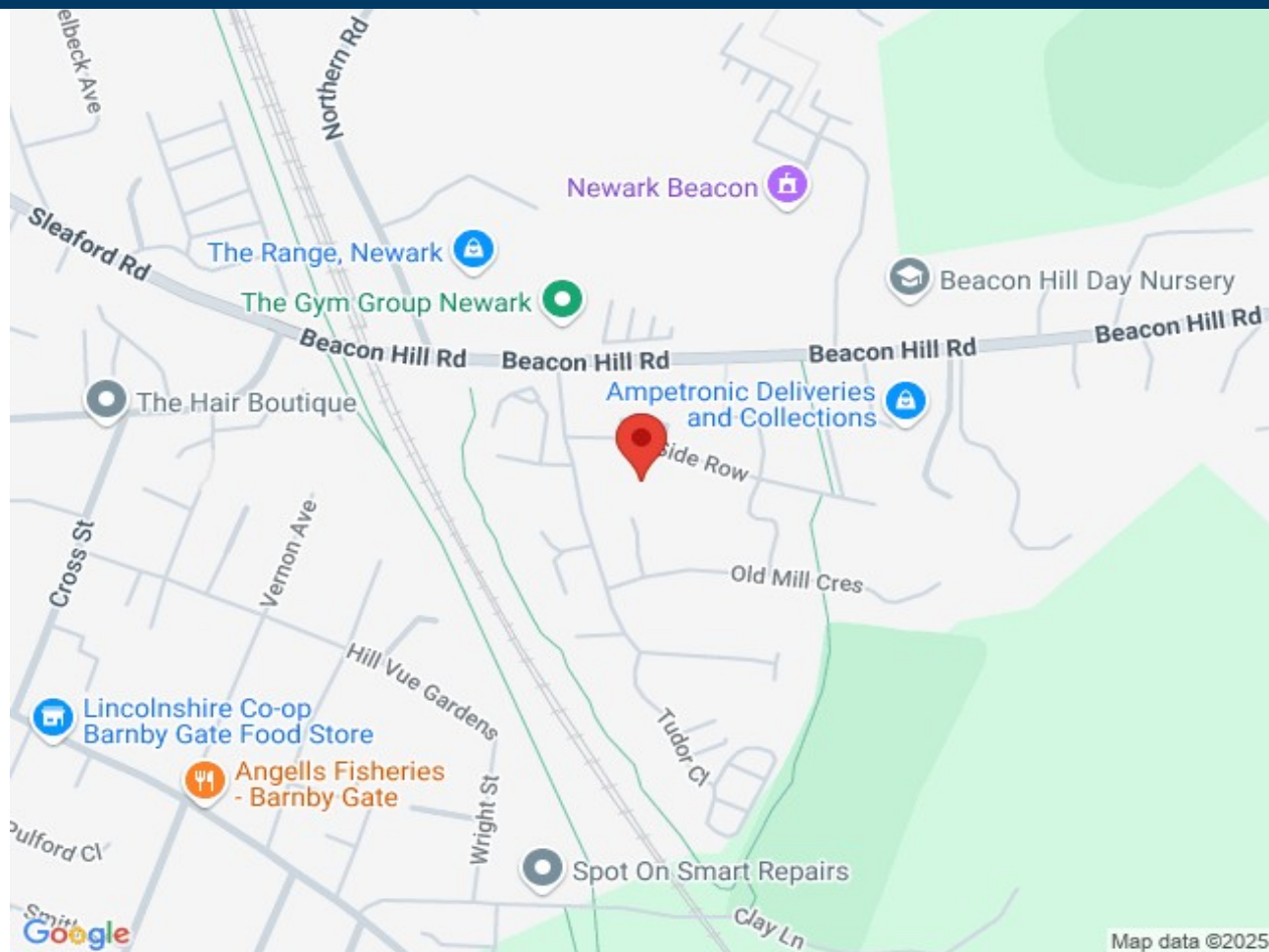


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		