



Peacocks Launde, Claypole



Asking Price £150,000



Key Features

- Modern Ground Floor Apartment
- Gorgeous Open Countryside Views
- Two Bedrooms & Bathroom
- Open Plan Living/Dining Kitchen
- South Westerly Facing Balcony
- Allocated Parking Space
- Communal Gardens
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold





Set within an enviable cul-de-sac position in the sought after village of Claypole, this fantastic GROUND FLOOR apartment boasts gorgeous far-reaching views over the local countryside from an extensive South Westerly facing balcony. This thriving village is conveniently situated between the two market towns of Newark on Trent and Grantham and offers easy access to the nearby A1, A46 and train links to London's Kings Cross.

The apartment building is accessed via a coded secure entry system and consists of five apartments. This property's accommodation comprises: entrance hallway with useful boiler cupboard, beautiful open plan living/dining kitchen which has appliances to include an electric hob, electric oven, integrated fridge and washing machine. From the living area, there are French doors that open to a delightful balcony which overlooks the communal garden. Back from the hallway, there is access to two bedrooms, both of which having fitted wardrobes, and a further family bathroom suite.

Further benefits of this apartment include UPVC double glazing, electric central heating, allocated parking space and well-tended communal gardens which includes a gated pond area with surrounding seating and views across the fields.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Lease Details

Management Company - Countryfield Village Homes

Years Remaining on Lease - 999 years from 1 July 2007, approximately 981 years remaining

Current Ground Rent per annum - £80

Current Service Charge - £88 per month, which includes building insurance

Claypole

Claypole is located just 5 miles east of Newark, with easy access to the A1 and main line rail services to London's Kings Cross via Newark and Grantham, Claypole village offers numerous local amenities including a shop, butchers shop, coffee shop, Five Bells Inn public house, hairdressers, beauty salon and primary school.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'4" x 7'6" (3.1m x 2.3m)
maximum measurements

Open Plan Living/Dining Kitchen 21'4" x 13'2" (6.5m x 4m)
maximum measurements

Balcony 11'2" x 4'9" (3.4m x 1.4m)

Bedroom One 12'8" x 11'11" (3.9m x 3.6m)
maximum measurements

Bedroom Two 12'5" x 8'2" (3.8m x 2.5m)
maximum measurements

Bathroom 9'10" x 5'10" (3m x 1.8m)
maximum measurements



Agent's Note

The property has a shared hallway and communal gardens.

Services

Mains electricity, water and drainage are connected.

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.

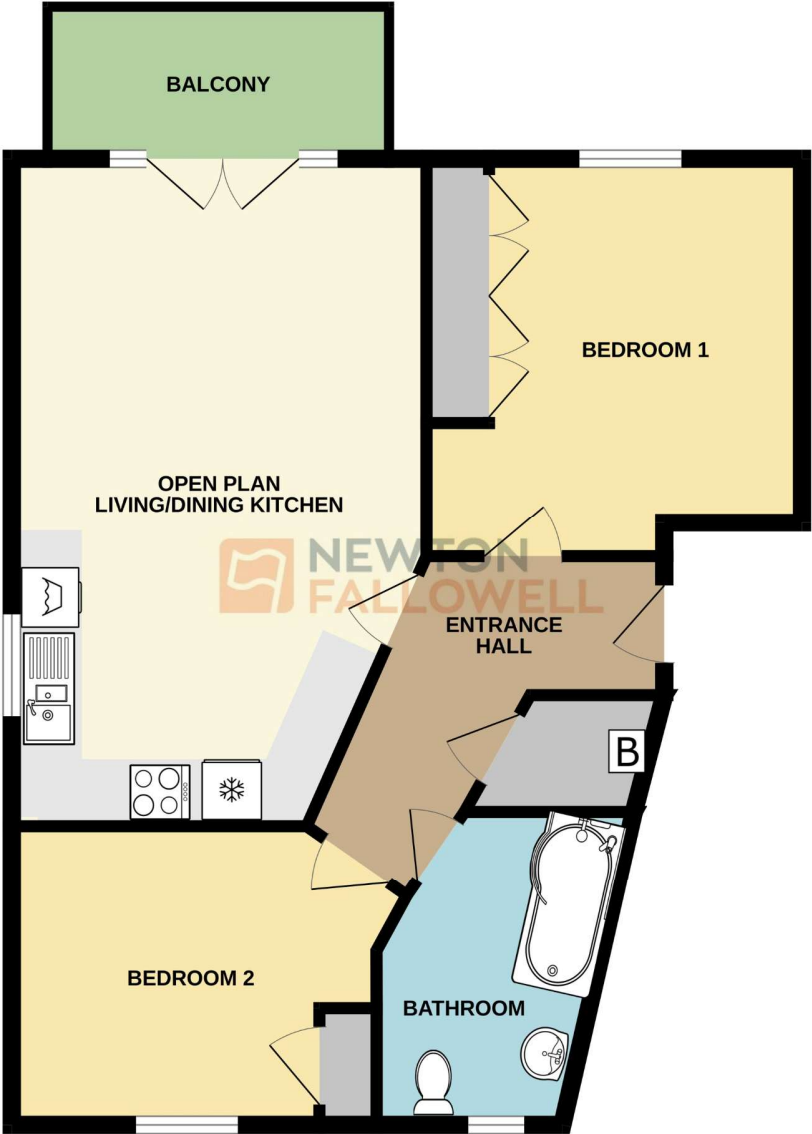
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

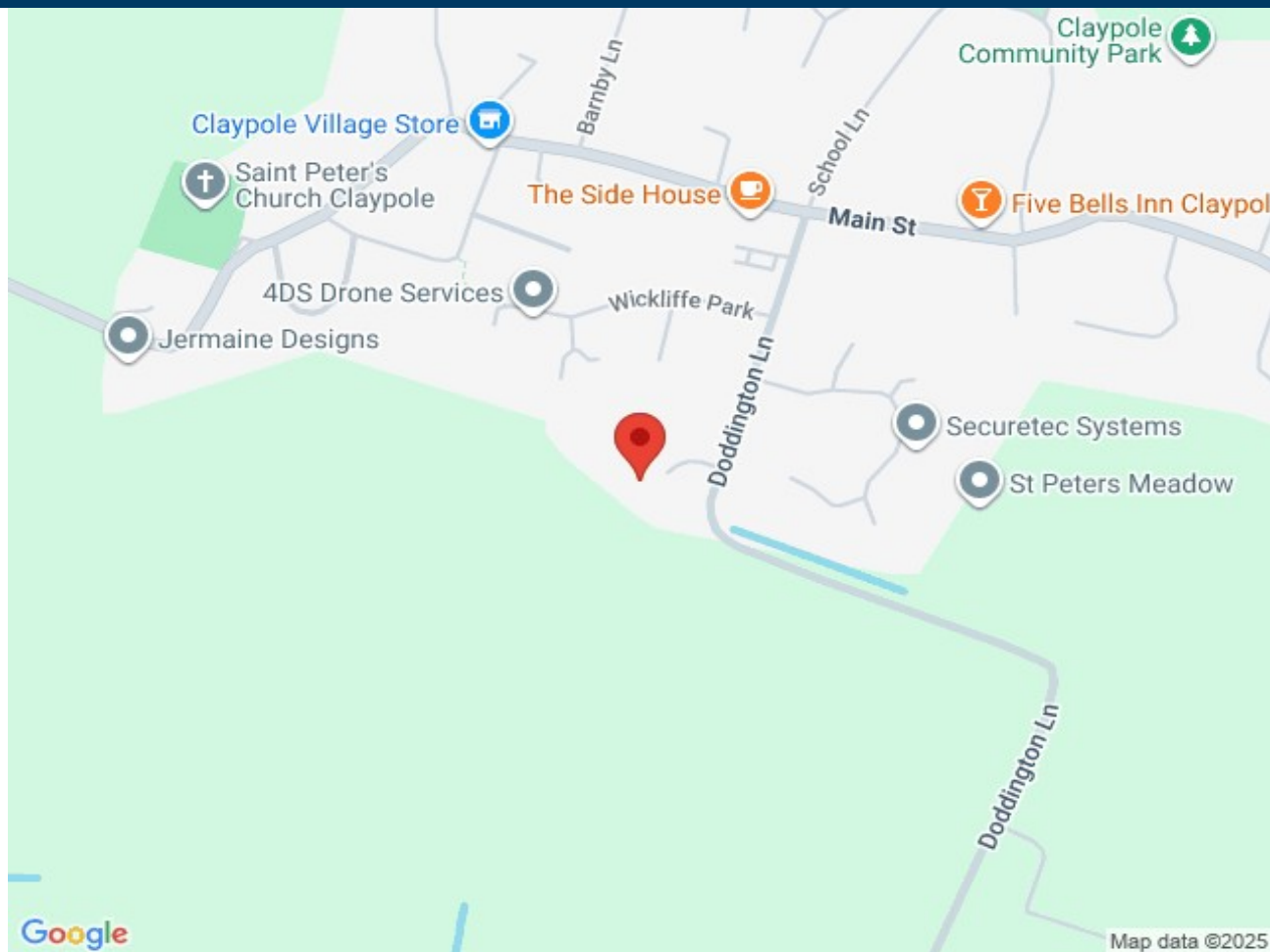
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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 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		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

