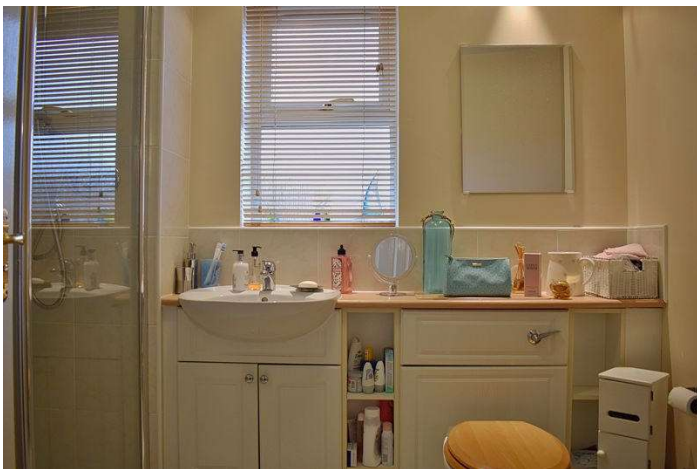


Warwick Court, Balderton NG24 3SU



GUIDE PRICE: £100,000 to £110,000. An immaculately presented first floor apartment specifically designed for the over 55's. This bright and spacious apartment offers accommodation comprising an entrance hallway, living room, modern fitted kitchen, a double bedroom and a shower room. The curtains and blinds, together with the stairlift are included within the sale. The apartment benefits from uPVC double glazing, electric heating, and is marketed with no onward chain. The Warwick Court development is conveniently situated for local amenities and bus routes. Please note that no pets are allowed.

Guide Price £100,000 to £110,000



Situation

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected primary and secondary schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark-on-Trent boasts one of the finest Georgian market squares in the UK and has many wonderful places to stay. It is a market town steeped in history with a dramatic castle and two museums. Newark has a year-long programme of events – from Continental Markets, Jazz & Food Festivals and Carnivals to Civil War re-enactments. There is a large selection of independent retailers and high street stores offering an eclectic mix of goods and services. Many of the shops face onto the historic market place which has regular open air markets. Newark is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising up to the first floor landing where the apartment is situated. Within the hallway there is a Velux skylight window. There is a stairlift installed and this is included within the sale.

First Floor Landing

On entering the apartment on the first floor, the landing provides access to all rooms, and is complemented with cornice to the ceiling. The landing also has a ceiling light point, an electric storage heater and a useful storage cupboard. Access to the roof space is obtained from the landing.

Lounge 16' 0" x 12' 0" (4.87m x 3.65m) (at its widest points)

This excellent sized and well proportioned reception room has a window to the front elevation with Juliette balcony, and French doors into the kitchen. The lounge also has cornice to the ceiling, a ceiling light point and an electric storage heater.

Kitchen 8' 7" x 6' 0" (2.61m x 1.83m)

The kitchen has a window to the rear elevation overlooking the communal gardens, and is fitted with a good range of base and wall units, with contrasting roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with ceramic hob and extractor hood above, and also an integrated washer/dryer. The kitchen is complemented with a ceramic tiled floor, and has a ceiling light point.

Bedroom 12' 7" x 10' 1" (3.83m x 3.07m)

This excellent sized double bedroom has a window to the front elevation, and benefits from having a comprehensive suite of fitted wardrobes. The bedroom also has cornice to the ceiling, a ceiling light point and a wall mounted electric heater.

Shower Room 10' 10" x 6' 6" (3.30m x 1.98m) (at its widest points)

The well appointed shower room has an opaque window to the rear elevation and is fitted with a double width shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with ceramic floor tiling and part ceramic tiled walls, together with under pelmet lighting. In addition there is a ceiling light point, an extractor fan and a wall mounted heater. The airing cupboard is located within the shower room.

Outside

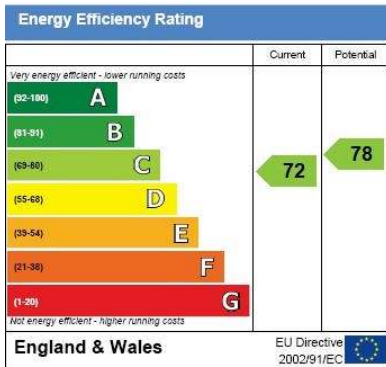
The property has communal gardens and parking. Located adjacent to the front door is a useful outside store.

Tenure

The property is leasehold on a 125 lease from new, approximate 2007. The current ground rent is approximately £140 per annum, and the current maintenance/service charge is approximately £155 per quarter. The above information has not been verified by the agent, and prospective purchasers should get their legal representative to check the information.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

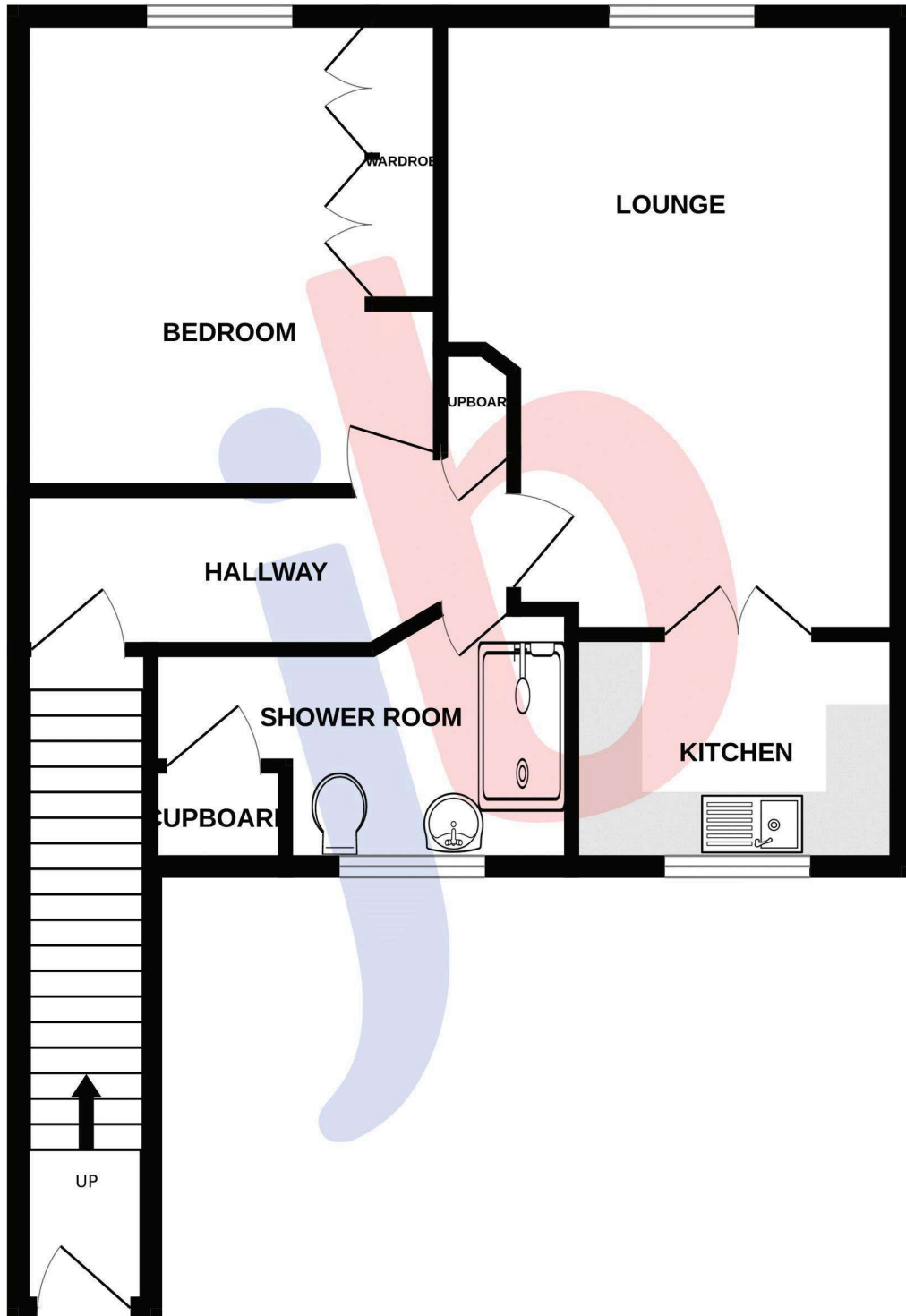
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006504 16 July 2024



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

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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