

Brooklands Close, Collingham NG23 7NN



GUIDE PRICE: £180,000 to £190,000. Situated in a sought after area within Collingham with it's host of local amenities, this delightful first floor duplex apartment has accommodation which retains original and character features comprising an entrance hallway, dining hall, spacious lounge, modern breakfast kitchen, shower room and TWO DOUBLE BEDROOMS. The property has gas central heating, a privately owned front garden, a single garage with off-street parking, and an outside brick storeroom.

Guide Price £180,000 to £190,000







Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

There is a communal external staircase to the property which leads to the front door. Upon entering the front door, this then leads into:

Entrance Hallway 10' 5" x 4' 2" (3.17m x 1.27m)

The entrance hallway has recessed ceiling spotlights, Amtico flooring and tall skirting boards. A door leads into the shower room, and archways lead into the breakfast kitchen and the dining hallway.

Dining Hallway 14' 6" x 7' 5" (4.42m x 2.26m)

The dining hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. There is a sash window to the rear elevation and a feature glass block window looking through into the breakfast kitchen. The dining hallway has continuation of the Amtico flooring, a ceiling light point and a radiator. A door leads through into the lounge.

Lounge 17' 6" x 14' 5" (5.33m x 4.39m)

This good sized and well proportioned reception room has dual aspect sash windows to the front and rear elevations. The focal point of the lounge is the feature fireplace with slate hearth and log burning stove on set. The room has cornice to the ceiling, wall light points and two radiators.

Breakfast Kitchen 13' 5" x 8' 9" (4.09m x 2.66m)

The breakfast kitchen has a sash window to the rear elevation and is fitted with a range of modern high gloss base and wall units with solid wood work surfaces and ceramic tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven and ceramic hob with extractor fan above. In addition there is space and plumbing for a washing machine and further space for a larger fridge. The kitchen is complemented with the same Amtico flooring and has a ceiling light point and a feature glass block wall with aspect back to the dining hallway. The central heating boiler is located here.

Shower Room 8' 0" x 7' 8" (2.44m x 2.34m)

The shower room has an opaque window to the front elevation and comprises a large shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The shower room is complemented with ceramic tiled flooring and part ceramic tiling to the walls. The room also has a useful storage alcove and a radiator.

First Floor Landing

As mentioned, the staircase rises from the dining hallway to the first floor landing which has a skylight window to the front elevation and doors into the two bedrooms. The landing has an original exposed beam, recessed ceiling spotlights and a useful storage cupboard. Access to the loft space is obtained from the landing.

Bedroom One 17' 8" x 14' 9" (5.38m x 4.49m) (at widest points)

A large double bedroom with a dormer window to the rear elevation and a sash window to the side. The bedroom has a beamed ceiling, a ceiling light point and a radiator.

Bedroom Two 17' 4" x 14' 0" (5.28m x 4.26m) (at widest points)

A further double bedroom having a dormer window to the rear elevation, a beamed ceiling, ceiling light point and a radiator.

Outside

The generous front garden is mainly laid to lawn and has mature and established planting. There is off-street parking in front of the single garage.

Store Room 9' 4" x 3' 7" (2.84m x 1.09m)

The store room has an opaque sash window and is equipped with power and lighting.

Garage

The single garage has a manual up and over door and is a huge benefit to have to an apartment of this type.

Lease/Maintenance Charge

The property is leasehold and this expires on 1 January 2113. There is a ground rent of £30 per annum. The vendor also pays circa (to be confirmed) for buildings insurance and two fifths of any communal maintenance works required. This information has not been verified by the agent.

Council Tax

This 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.

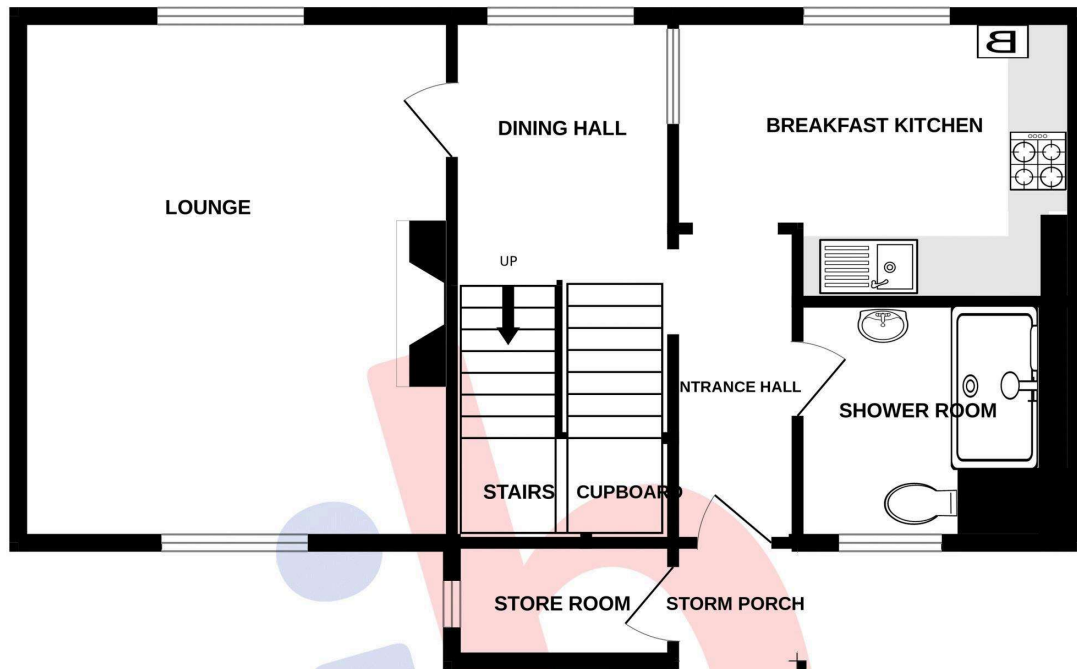
Services/Referral Fees

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

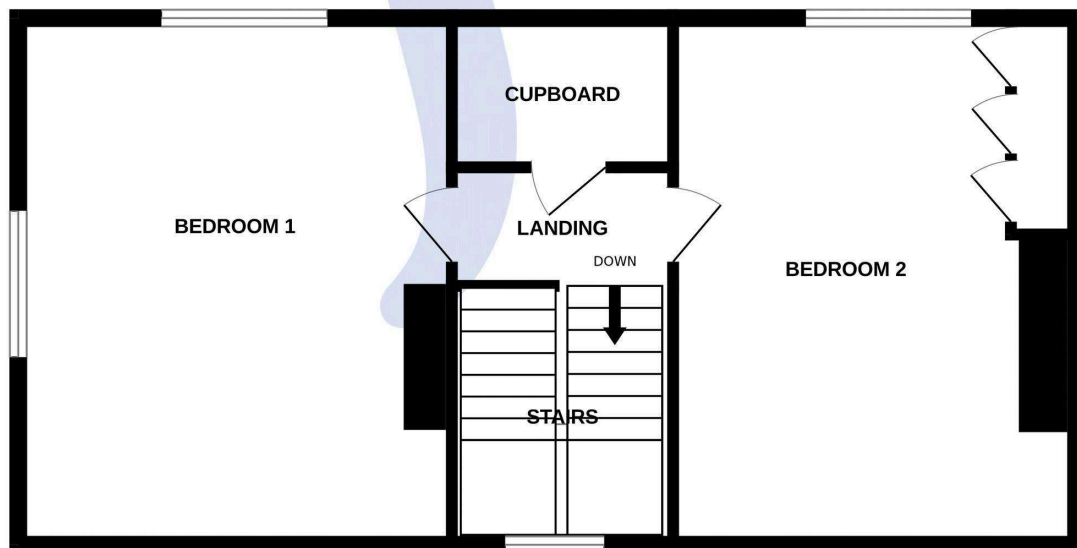
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007406 16 July 2025



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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