



Warwick Court, Balderton, Newark, NG24 3SU

welcome to

Warwick Court, Balderton, Newark

*** OVER 55's GATED COMMUNITY *** William H Brown are pleased to present this spacious one bedroom maisonette apartment which is ideally located in the popular village of Balderton with fantastic local amenities.



Agent's Note

Please note this property has approximately 104 years remaining on a 125 year lease.
Ground Rent is approximately £130 per year.
Maintenance Charge is £130 per quarter.

Entrance Hall

Leading off the main courtyard there is private front door access with stairs leading to the first floor accommodation.

Lounge/Diner

9' 10" x 16' 3" (3.00m x 4.95m)
Spacious lounge/diner with storage heater and double glazed window to the front.

Kitchen

11' 10" x 5' 8" (3.61m x 1.73m)
A range of wall and base units, part tiled with built in electric oven, electric hob and extractor fan, fridge/freezer, washer/dryer and obscured double glazed window to the rear.

Bedroom One

12' 3" x 9' 7" (3.73m x 2.92m)
Bedroom one offers a double glazed window to the front, built in wardrobe and electric heater.

Bathroom

Part tiled bathroom with WC, Wash hand basin, Heated towel rail, Bath with shower over and mixer tap, Extractor fan, Storage cupboard housing the water tank and obscured window to the rear.

Outside

The property is located within a gated community and offers communal parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Warwick Court, Balderton, Newark

- *** OVER 55's ONLY ***
- MAISONETTE APARTMENT
- ONE DOUBLE BEDROOM
- THREE PIECE WHITE BATHROOM SUITE
- SPACIOUS LOUNGE/DINER

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105198 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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