



**Warwick Court, Balderton, Newark, NG24 3SU**



**welcome to**

**Warwick Court, Balderton, Newark**

\*\*\* FANTASTIC RETIREMENT PROPERTY! \*\*\* 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. \*\* OVER 55's GATED COMMUNITY \*\*



### 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](http://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.

offers over

**£105,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105198 - 0008

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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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