



Wolfit Avenue, Balderton, Newark, NG24 3PQ



welcome to

Wolfit Avenue, Balderton, Newark

William H Brown are pleased to present this one bedroom ground floor apartment ideally located in the sought after village of Balderton.



Entrance Hall

Radiator.

Living Room

9' 8" x 16' 4" (2.95m x 4.98m)

Radiator and Double glazed window to the front.

Kitchen

9' x 8' 10" (2.74m x 2.69m)

Kitchen with a range of low and eye level units, part tiled walls, electric hob, electric oven, extractor fan, space for fridge/freezer, stainless steel sink with mix tap, plumbing for washing machine and radiator. Double glazed window to the rear, two storage cupboards and boiler housing.

Bedroom One

9' 4" x 13' (2.84m x 3.96m)

Double glazed window to the front and radiator.

Bathroom

Modern fitted part tiled walls bathroom with WC, Wash hand basin, Bath with electric shower over, Radiator and Tiled floors. Obscured double glazed window to the rear.

Outside

Communal gardens with lawned area to the front with on street parking.



Floor Plan

Outbuilding

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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welcome to

Wolfit Avenue, Balderton, Newark

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM
- KITCHEN
- THREE PIECE FAMILY BATHROOM

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.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105310 - 0004

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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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