



Warwick Court, Balderton Newark NG24 3SU

welcome to

Warwick Court, Balderton Newark

GUIDE PRICE £95,000 - £105,000 A spacious maisonette apartment benefiting from a stair lift and is ideally located in the popular village of Balderton with fantastic local amenities. ** OVER 55's GATED COMMUNITY **



Entrance Hall

Leading off the main courtyard there is private front door access with stairs leading to the first floor accommodation. Another benefit is that the current owner has recently installed a stair lift making it easier for access to the first floor.

Landing

First floor landing with loft access storage cupboard and radiator.

Lounge/Diner

16' 2" x 9' 8" (4.93m x 2.95m)

Spacious lounge/diner with storage heater and double glazed window to the front.

Kitchen

11' 8" x 5' 6" (3.56m x 1.68m)

Bedroom One

10' 3" x 9' 6" (3.12m x 2.90m)

Bedroom one offers a double glazed window to the front, built in wardrobes 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.

Agent 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.



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

Tenure: Leasehold EPC Rating: C

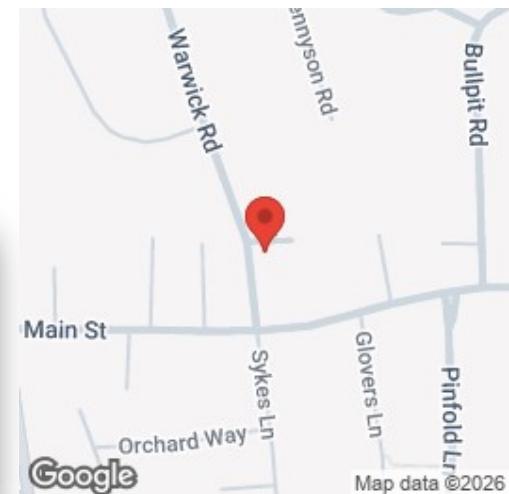
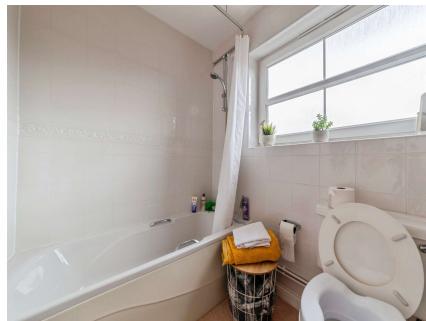
Council Tax Band: A Service Charge: 390.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2003.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£95,000



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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.



Property Ref:
NWK106157 - 0008

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