



**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](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

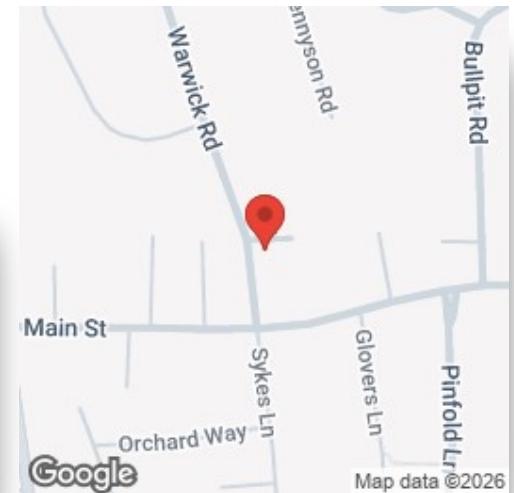
Council Tax Band: A Service Charge: 390.00

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106157 - 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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