



EDLIN & JARVIS  
ESTATE AGENTS



Flat 1, 90 Main Street  
Balderton, Newark, NG24 3NU

£180,000



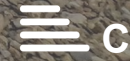
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## Flat 1, 90 Main Street

Balderton, Newark, NG24 3NU

\*\*\*LUXURY GROUND FLOOR SELF CONTAINED APARTMENT\*\*\* Nestled within The Old Hall apartments in the conservation area of Old Balderton is this luxury self contained two bedroom ground floor apartment with its own private entrance. The Old Hall was converted into luxury living accommodation around 2015 and is set in beautiful established landscaped gardens with mature trees, approached via electric gates that leads to a communal car park where the property has two allocated parking spaces and access to visitor parking. The apartment has an entrance hall leading to the open plan living kitchen, the master bedroom benefiting from an ensuite and the family bathroom. Bedroom two is accessed off the living area. The kitchen area has a range of base & wall units incorporating a breakfast bar, bin store, and a pull out corner shelving unit. Integrated appliances include a fridge, freezer, washing machine, electric oven & hob and a dishwasher. The property benefits from gas central heating, double glazing and a Alexa controlled lighting and heating system.

Located in Balderton there are many amenities within walking distance to include Tescos, a post office, a vets and pubs. The property has easy access to local schools and good transport links to include the A1, A46, A52 & A17 making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 and 15 minutes.

Please note this property is leasehold with 992 years remaining and the current yearly ground rent is approximately £130 per year and the current service charge is £226 per month.







**Entrance Hall**

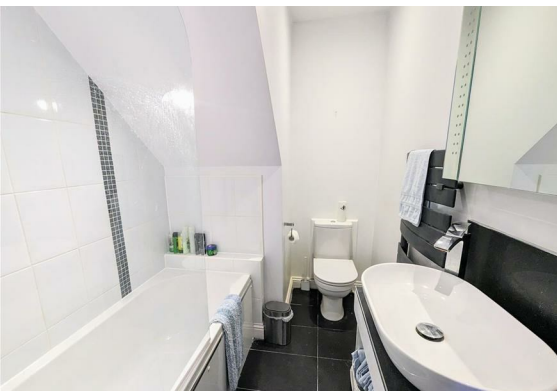
**Open Plan Living Kitchen**  
19'4 x 15'7 (5.89m x 4.75m)

**Bedroom One**  
15'7 x 14'2 (4.75m x 4.32m)

**Ensuite**  
6'10 x 6'5 (2.08m x 1.96m)

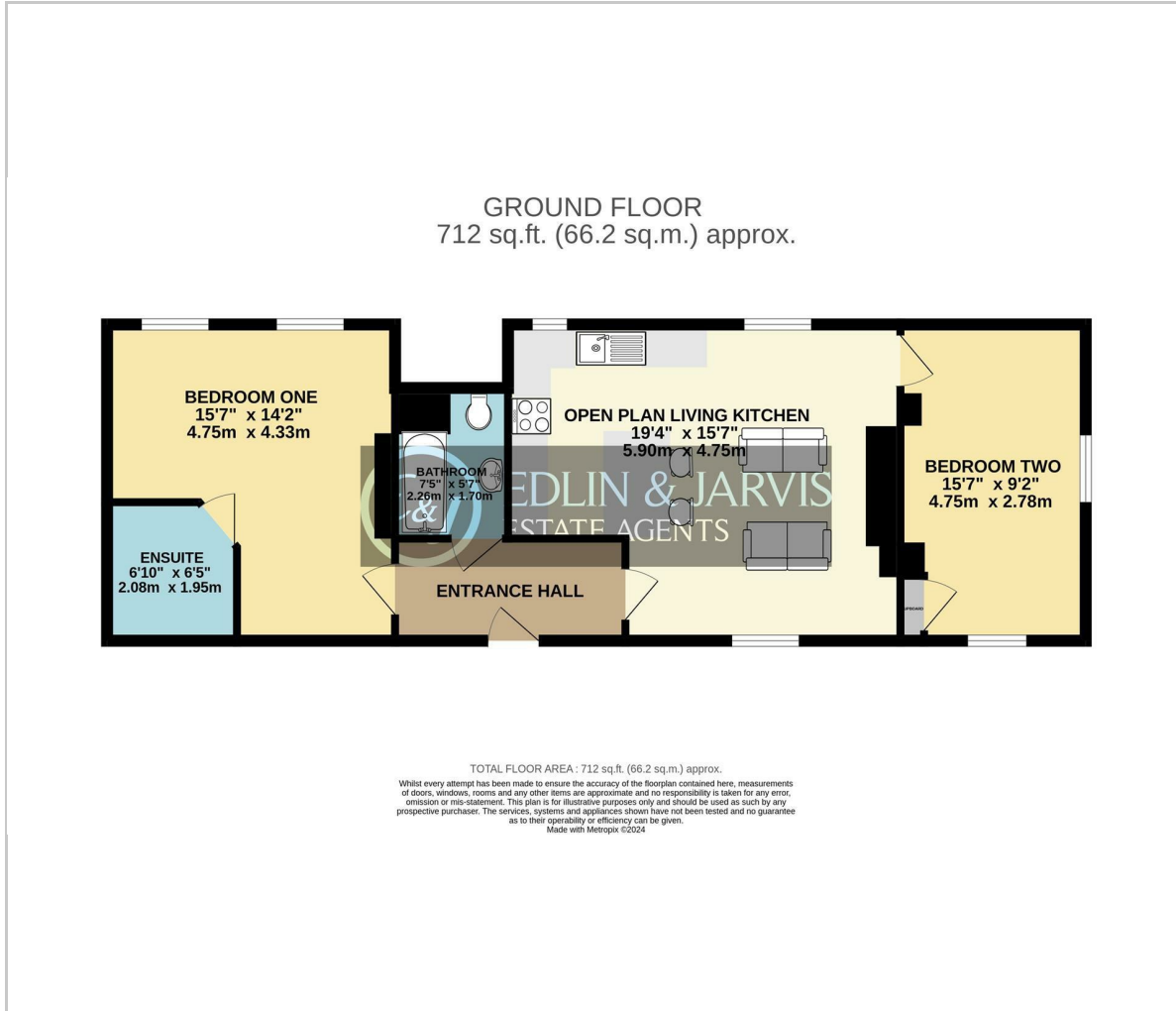
**Bedroom Two**  
15'7 x 9'2 (4.75m x 2.79m)

**Bathroom**  
7'5 x 5'7 (2.26m x 1.70m)





## Floor Plan



## Viewing

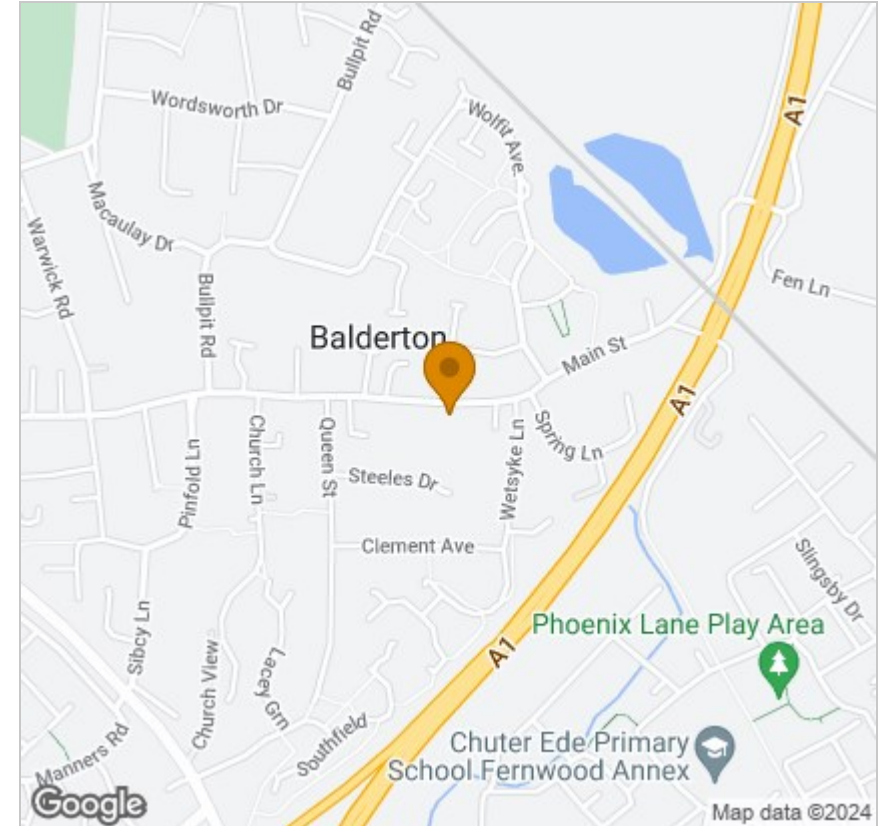
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

