



EDLIN & JARVIS  
ESTATE AGENTS



1 Hercules Drive

Newark, NG24 1RA

**Guide Price £110,000 to £120,000**





# 1 Hercules Drive

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\*\*\*YOUR PERFECT GROUND FLOOR RETREAT AWAITS!\*\*\* Guide Price: £110,000 - £120,000

Discover the ease of one-level living in this beautifully updated ground floor flat on Hercules Drive. This isn't just an apartment; it's a ready-to-move-in sanctuary offering the perfect blend of comfort and convenience. Whether you're a first-time buyer eager to step onto the property ladder or looking to downsize without compromising on style, this charming flat is an ideal choice.

Step inside and be greeted by the fresh feel of recently refitted flooring, a sleek modern bathroom, and a luxurious en-suite. The spacious lounge diner is an inviting space, perfect for hosting friends or simply unwinding after a long day. You'll find two generously proportioned bedrooms, with the master boasting the added luxury of fitted wardrobes and its own private en-suite – a true haven for relaxation.

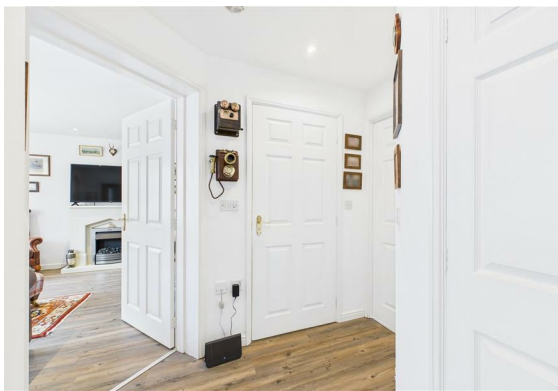
Outside, enjoy the tranquility of a communal garden and the convenience of your allocated parking space.

Nestled in a desirable area, this apartment offers easy access to a wealth of local amenities. Imagine strolls to nearby shops, restaurants, and parks, with everything you need just moments from your doorstep. Newark's vibrant and welcoming community provides a fantastic backdrop for your new home, ensuring you'll feel right at home from day one.

This contemporary flat is more than just a place to live; it's an opportunity to embrace a modern lifestyle in a thriving location. With its thoughtful layout and stylish finishes, this property is truly a gem that's sure to impress!

Ready to experience this delightful ground floor flat for yourself?

Please note the management charges for this property are approximately £1065 every 6 months and the ground rent is approximately £250 per year. There are 77 years remaining on the lease.







**Entrance Hall**

**Lounge**  
11'9 x 11'10 (3.58m x 3.61m)

**Dining Area**  
9'9 x 7'8 (2.97m x 2.34m)

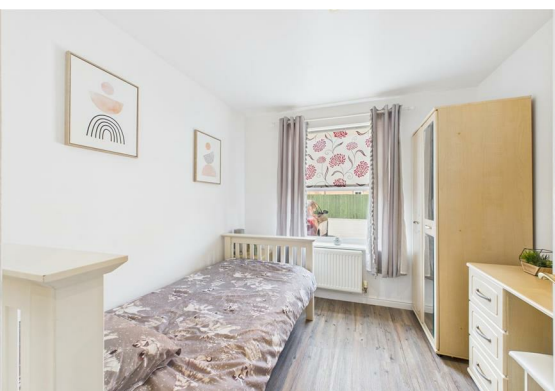
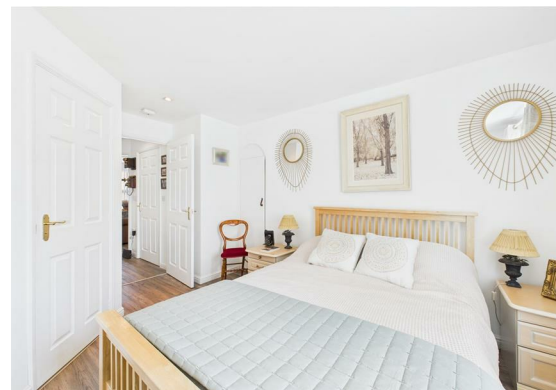
**Kitchen**  
9'7 x 7'4 (2.92m x 2.24m)

**Bedroom One**  
14'5 x 9'5 (4.39m x 2.87m)

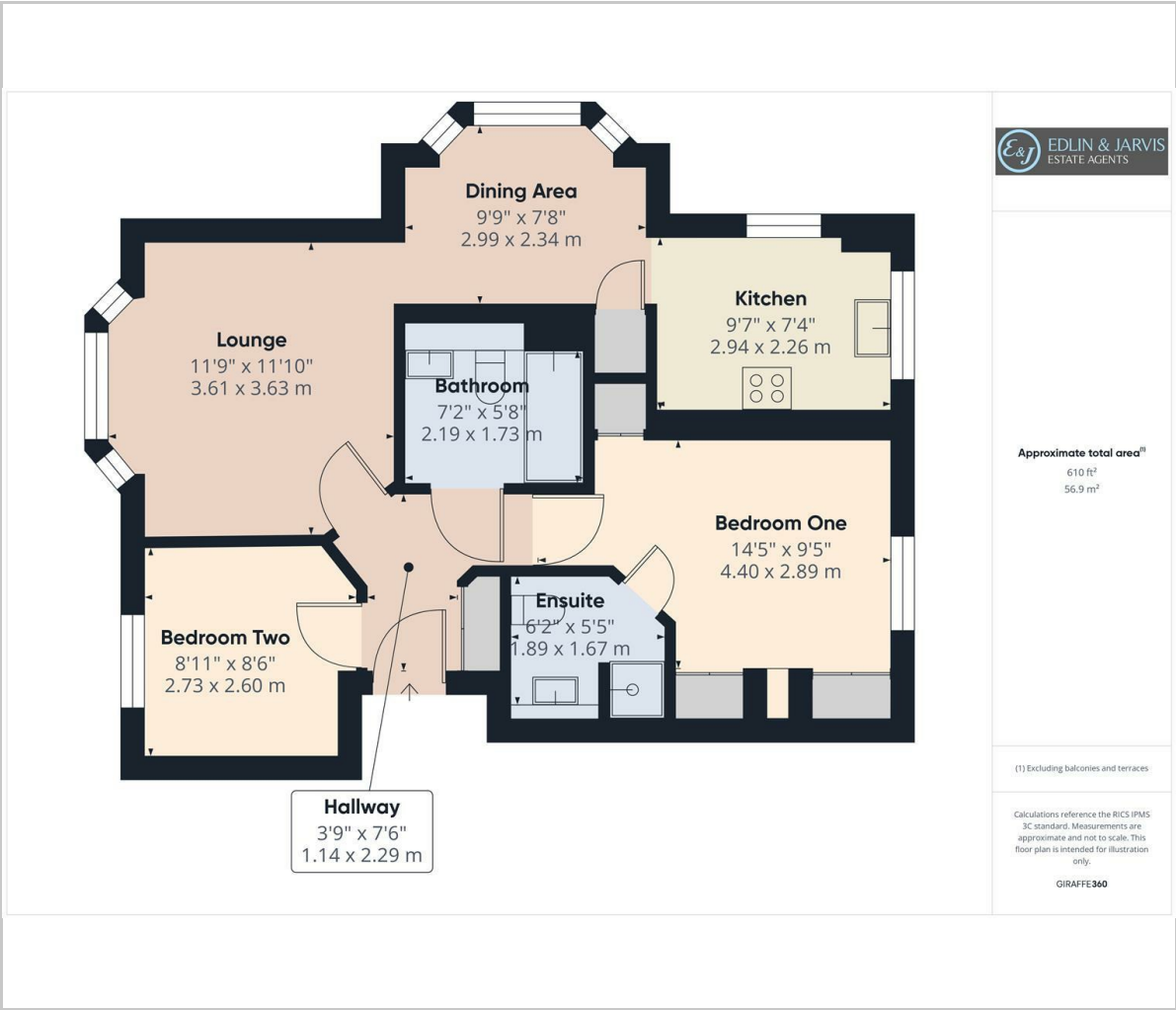
**Ensuite**  
6'2 x 5'5 (1.88m x 1.65m)

**Bedroom Two**  
8'11 x 8'6 (2.72m x 2.59m)

**Bathroom**  
7'2 x 5'8 (2.18m x 1.73m)



Floor Plan



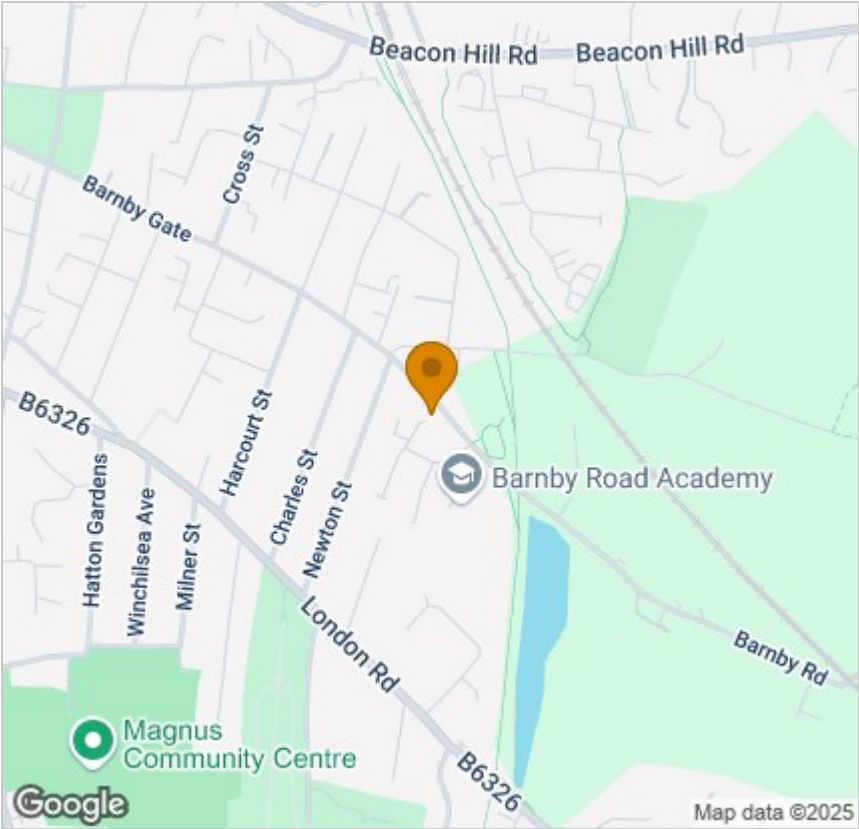
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

