



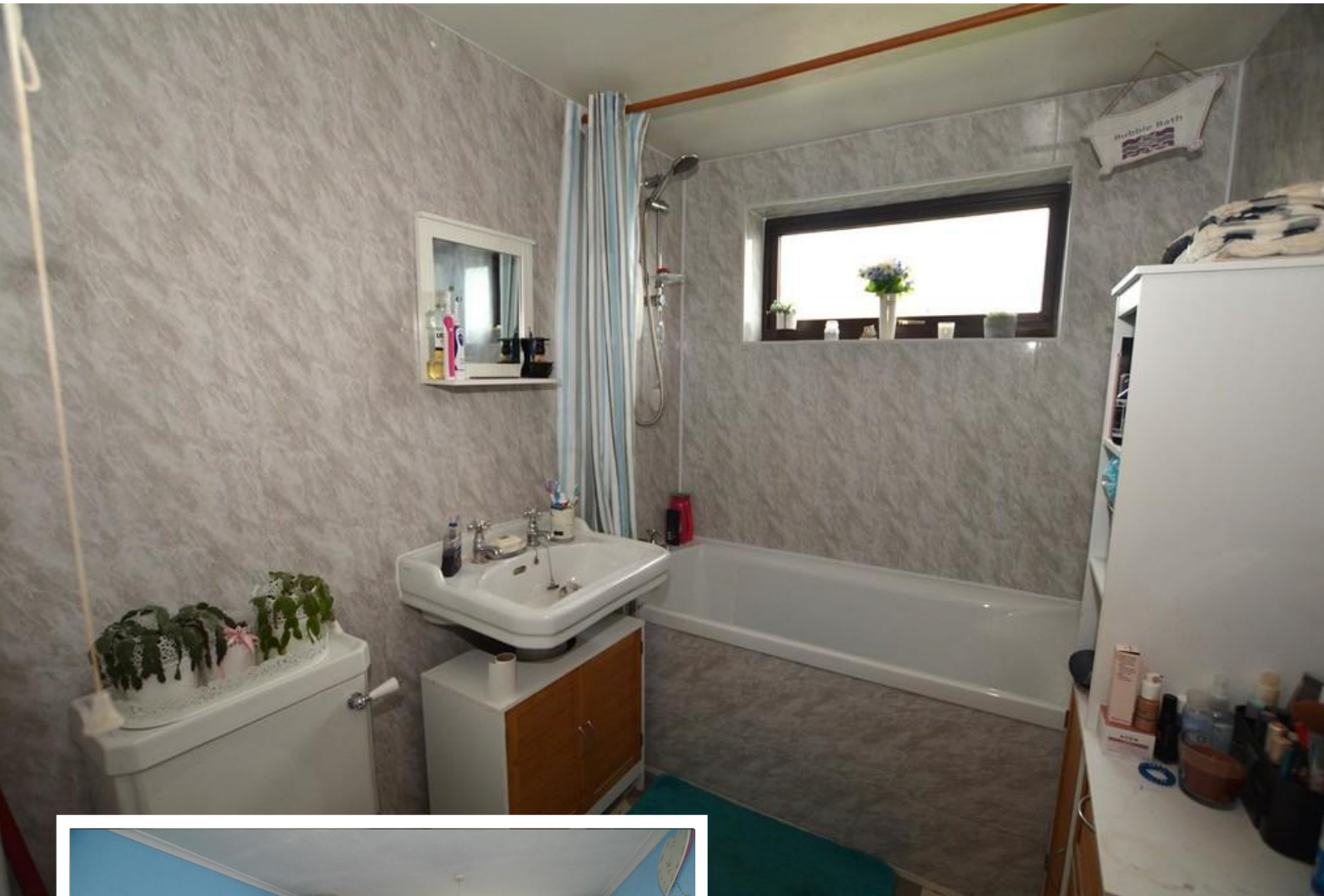
## 30, Mumby Close

Newark, NG24 1JE

**Guide Price £90,000-£100,000**

**\*\*Ideal investment or first time buyer\*\* EXTENDED LEASE.** A two bedroomed flat situated close to Newark Town Centre and Northgate Train Station with links to East Coast main line (75mins approx to London). Primary schooling located nearby on Lovers Lane and local to Northgate retail park. Benefiting from a gas fired central heating system and residential parking area.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Munds.

**LOCATION**

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Entrance Door To Communal Hallway Staircase rises from the ground floor to the first floor landing.

Hallway Private entrance door leads into the hallway. Airing cupboard. Storage cupboard. Doors off to:-

Lounge 4.29m x 3.71m (14'1" x 12'2") Having a UPVC window to the front elevation. Radiator. Gas fire with back boiler. Television aerial and telephone point.

Kitchen 4.04m x 2.24m (13'3" x 7'4") Fitted with a range of wall and base units surmounted by a working surface and inset with a stainless steel sink and drainer. Built in pantry cupboard. UPVC window to the rear elevation. Six ring cooking range with extractor fan over. Under worktop space for a fridge, under worktop space for freezer. Space and plumbing for a washing machine. Radiator.

Bedroom One 4.27m x 2.74m (14' x 9') Having a UPVC window to the front elevation. Radiator.

Bedroom Two 3.05m x 2.13m (10' x 7') Having a UPVC window to the rear elevation. Radiator.

Bathroom 3.10m x 1.83m (10'2" x 6') Having a three piece suite comprising panelled bath with shower over, wash hand basin and low suite WC. Mermaid style boarding to the walls. Radiator. UPVC window to the rear elevation.

Outside To the front there is a lawned area which is shared between the ground and first floor flat. To the rear there is a paved clothes drying area, a further communal garden area can be found on the right hand side of the flats. Vehicular parking can be found to the left hand side of the flats.

Local Authority Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Services All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure Leasehold. The lease was renewed on the 22nd May 2019 for 125 years. Annual ground rent currently is £200 per year.

Viewing Information By appointment with the office, call 01636 813971.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer

Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

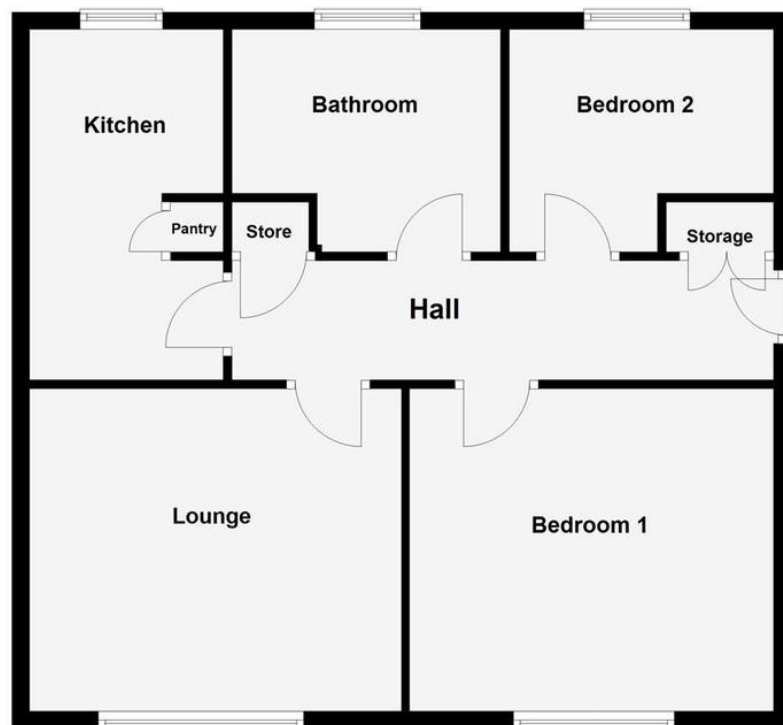
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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## Second Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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