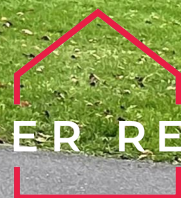




Goldstraw Lane, Fernwood, Newark

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OLIVER REILLY



# Goldstraw Lane, Fernwood, Newark

- SUPERB FIRST FLOOR APARTMENT
- CONVENIENT LOCATION! CLOSE TO AMENITIES!
- LOVELY BALCONY WITH TREE-LINED OUTLOOK
- ALLOCATED PARKING SPACE
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- TWO WELL-PROPORTIONED BEDROOMS
- GENEROUS OPEN-PLAN LIVING SPACE
- MODERN BATHROOM & EN-SUITE SHOWER ROOM
- EXCELLENT INTERNAL CONDITION!
- NO CHAIN! Tenure: Leasehold. EPC 'B' (81)

GET YOUR FOOT ON THE LADDER!... \*\*NO CHAIN!\*\*.

With this superbly spacious and MODERN FIRST FLOOR APARTMENT. Enjoying a convenient central position, in the heart of Fernwood. Close to amenities, schools and useful transport links. Including immediate access onto the A1/A46.

This EXTREMELY WELL-PRESENTED HOME is a credit to the existing owners. Retaining a warm and welcoming expression, from the moment you STEP INSIDE...! This lovely low-maintenance home lends itself as an ideal first time, investment or secure bolt-home.

The DECEPTIVELY SPACIOUS INTERNAL LAYOUT comprising: Inviting entrance hall with ample fitted storage cupboards, a MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN with French doors opening onto a LOVELY BALCONY with a captivating tree-lined outlook down Ruby's Walk.

The apartment boasts TWO DOUBLE BEDROOMS!.. Both with fitted wardrobes. The master bedroom is enhanced by a contemporary en-suite shower room. There is also a separate three-piece bathroom.

The left side of the building hosts a communal car park, with an ALLOCATED PARKING SPACE associated with this apartment.

Further benefits of this lovely home include uPVC double glazing, gas central heating and a secure telecom entry system.

MAKE A MOVE and create A LIFESTYLE TO LOVE! Marketed with NO ONWARD CHAIN!



Guide Price £110,000



**ENTRANCE HALL:** 19'1 x 4'4 (5.82m x 1.32m)

Max measurements provided.

**OPEN-PLAN LIVING/DINING KITCHEN:** 18'5 x 12'5 (5.61m x 3.78m)

**FIRST FLOOR BALCONY:** 11'5 x 2'10 (3.48m x 0.86m)

With a wrought-iron railings. Overlooking a lovely tree-lined aspect down Ruby's Walk and a central pedestrian footpath.

**MASTER BEDROOM:** 16'4 x 9'10 (4.98m x 3.00m)

a LOVELY DOUBLE BEDROOM WITH FITTED WARDROBES and access into the en-suite shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:** 6'8 x 5'4 (2.03m x 1.63m)

**BEDROOM TWO:** 11'6 x 8'6 (3.51m x 2.59m)

A WELL-PROPORTIONED BEDROOM with FITTED WARDROBES.

**MODERN BATHROOM:** 7'1 x 6'4 (2.16m x 1.93m)

**ALLOCATED PARKING SPACE:**

The apartment has an allocated block paved parking space, situated to the left rear of the building. As identified by the photograph in our particulars.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 623 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold.**

Sold with vacant possession on completion.



#### **Lease Information:**

Years Remaining on Lease -125 years from 01/06/2003.

- Years Remaining- 103 Years.

-Current Ground Rent- £67.50. Paid every six months (£135 a year).

-Current Service Charge- Approximately £1,200. Paid every six months (£2,400 a year). This includes buildings insurance along with the upkeep of the internal and external communal areas.

-Management Charge- £380 a year. For maintenance of the immediate development and services.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'B' (81)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **Local Information & Amenities: Fernwood**

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

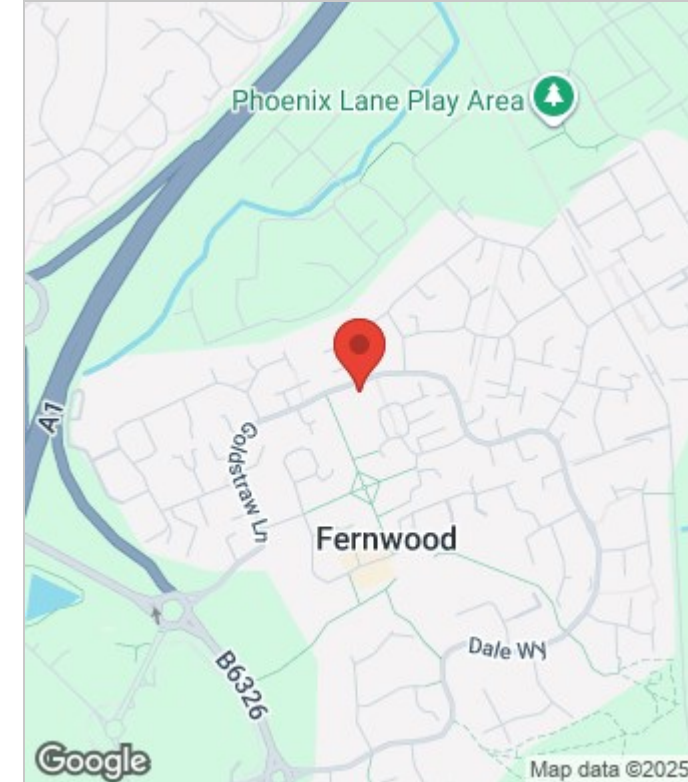
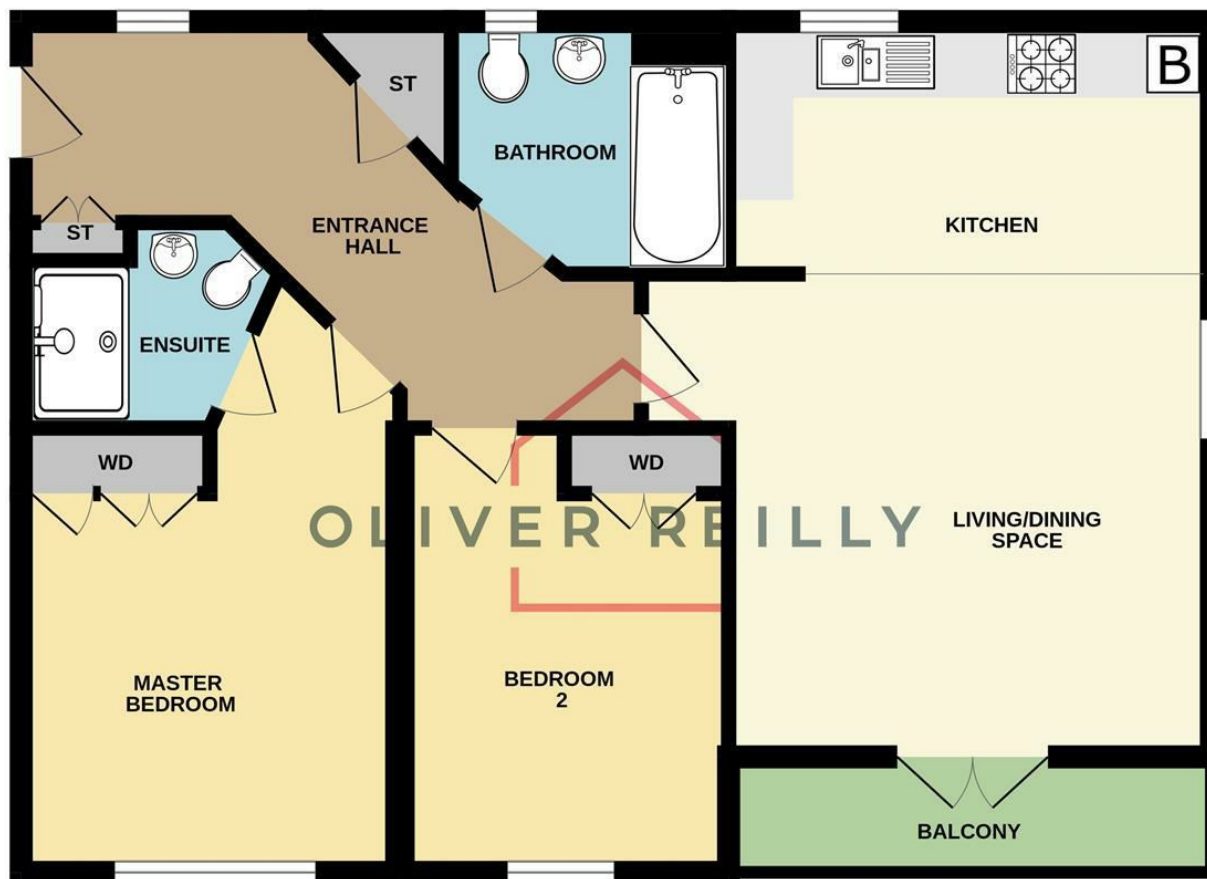
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>81</b>                                                                                                     | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |