



## APARTMENT 3 CRAWFORD COURT FARADAY CLOSE

**£725 PCM**

A modern, ground-floor two-bedroom unfurnished apartment overlooking a well-maintained communal garden, located within a quiet residential phase of the popular Sherwood Energy Village in Ollerton. The apartment block was built in 2020, offering contemporary living in a well-planned development.



### Property information

The apartment is accessed via a communal entrance and comprises a welcoming entrance hallway measuring approximately 13'00" x 3'07". The open-plan living and kitchen area (approx. 16'08" x 15'00") features stylish high-gloss fitted units, an integrated oven and hob, space for three additional appliances, and a fitted boiler cupboard providing useful storage.

Bedroom one is a generous double room with a TV point (approx. 9'00" x 11'10"), while bedroom two is a smaller double, also with a TV point (approx. 9'00" x 9'04"). The bathroom is fitted with a modern three-piece suite, including a shower over the bath (approx 5'07" x 7'05".)

Large floor-to-ceiling windows in the living area and both bedrooms provide plenty of natural light and offer views across the communal garden.

### Location

The development provides a convenient lifestyle with a mix of residential homes, offices (including the Centre Parcs head office), a Tesco Superstore, children's playground, skate park, and is within easy walking distance of local shops and amenities in Ollerton.

### Material Information

- EPC Rating: B
- Council Tax Band: A (Newark and Sherwood District Council)
- Electricity supply: mains connection
- Gas supply: mains connection

- Water and sewerage status: mains connection, with water meter
- Heating and hot water status: radiators and instant hot water from gas central heating boiler.
- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk)
- Flood Risk Surface Water: Very low
- Rivers and Sea: Very low
- Other Floods Risk: Unlikely
- Coal mining area location: on a coalfield
- Any planning permission in the area : <https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>



- Garden views • Large Communal garden • Open plan living / kitchen • Parking space outside • Very close to Tesco and other amenities • EPC Rating = B





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

**EPC Rating: B    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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