



ALASDAIR  
MORRISON  
&  
  
Mundys  
est 1898

## 23 Moorfield Court

Southwell, NG25 0LW



Book a Viewing

**£175,000**

(Represents a 75% share)

An exceptionally well maintained two bedroom first floor apartment offered with 75% shared ownership in a prime position within this highly desirable retirement complex for the over 55's. The property is offered for sale with no onward chain and benefits from a modern open plan fitted kitchen/breakfast area, spacious lounge with access onto an open balcony, two good sized bedrooms and a modern wet room with double size 'walk-in' shower cubicle. There is secure private residents parking and use of the landscaped communal gardens. The lease has been extended and has 168 years remaining.





**SERVICES**

Mains Electricity, water and drainage.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

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

**TENURE** - Leasehold.

Length of Lease - 11th Feb 2005 to 10th Feb 2194

Years Remaining on Lease - 168 years

£4,992.00 (this includes the rent on the remaining 25% Share)

Service Charge Reviewed - Yearly

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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



## LOCATION

The apartments stands in an advantageous location to the southern edge of Southwell being just over half a mile / approx. a 15 minute walk into the very heart of the well served and hugely desirable town. There is also a bus service in to the centre of town and Newark with a nearby stop on the adjacent Nottingham Road. Southwell offers a wide range of facilities and amenities whilst retaining great charm and character and is one of the most highly regarded places to reside in the East Midlands.



## MOORFIELD COURT

Moorfield Court is situated on the southern edge of the town near to both the Minster School and Southwell Leisure Centre. The development is approached off Nottingham Road with off street parking. To the front of the development there are communal grounds including lovely gardens for the enjoyment of residents. From here a path leads to the main entrance with secure entry system. The property is sited on the end of the development and found on the 1st floor. The apartment can be accessed by both a lift and stairs.



## ACCOMMODATION

### COMMUNAL ENTRANCE

With sliding security doors give access to the main communal hall and a further security door allows access to the inner lobby which offers a lift and stairs up to the first floor.

### ENTRANCE HALL

9' 5" x 8' 8" (2.87m x 2.64m) With double fitted storage cupboard, intercom security entry system, radiator and doors to the main accommodation.

### LOUNGE/DINER

9' 5" x 16' (2.87m x 4.88m) Open plan living/dining room offering generous accommodation with a double glazed window, radiator, double glazed door to the balcony, intercom secure entry system and open plan to kitchen.

### KITCHEN

11' x 8' 7" (3.35m x 2.62m) With a range of wall and floor mounted units with roll top work surfaces, stainless steel single drainer sink unit, double glazed window to the balcony area, space for fridge freezer, plumbing for washing machine, electric oven with hob and extractor hood over and splash tiling to work surfaces.



### BALCONY

With wrought iron railings and offering views to the front.

### BEDROOM 1

13' 6" x 10' 9" (4.11m x 3.28m) With double glazed window to the front elevation, radiator, intercom secure entry system and pull cord.

### BEDROOM 2

11' x 7' 5" (3.35m x 2.26m) With double glazed window to the front elevation and a radiator.

#### 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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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

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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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#### SHOWER ROOM

6' 11" x 6' 7" (2.11m x 2.01m) With a modern luxury suite including a walk-in double shower, vanity wash hand basin and a low level WC, tiled floor, half tiled surround and radiator.

#### OUTSIDE

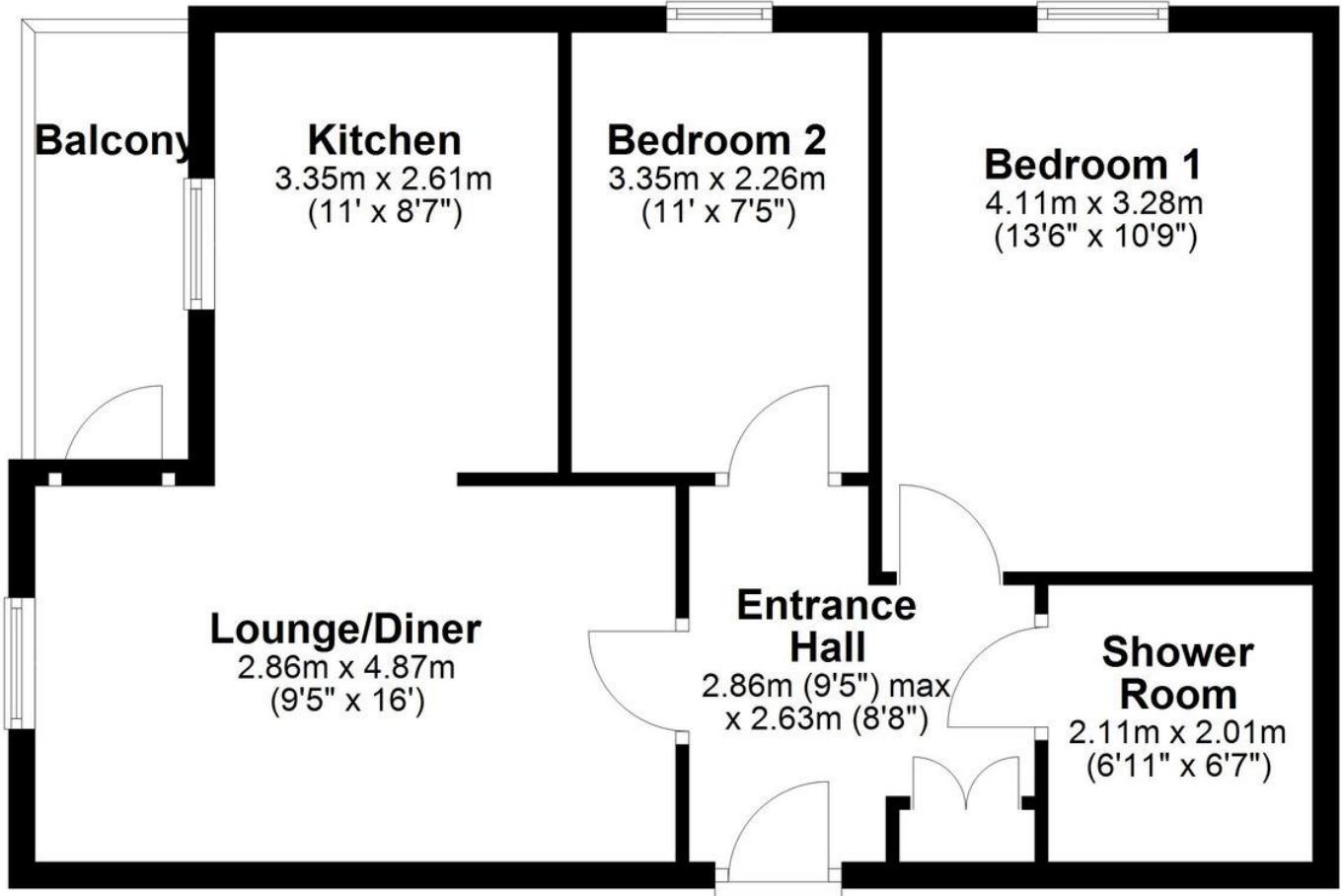
The development benefits from a well maintained communal garden with seating areas and parking for residents and visitors in the communal parking area.

#### AGENTS NOTE

The managing agents, Anchor, offer additional on site care services which residents are able to upscale to provide additional care if required (which can be confirmed with Anchor).

There is a delightful lounge and sitting area for residents to enjoy the activities on offer.

There is an emergency pull cord in every room.



For Illustration Purposes Only  
Plan produced using PlanUp.

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