



## 23 Beaufields House

Collingham, Newark, NG23 7BJ

**£220,000**

With just 22 apartments, Beaufields House has been designed as a community for the OVER 55's who are looking to enjoy their free time in a low maintenance home. Apartment 23 is one of the larger designed apartments within the building, and is a luxurious two bedroom : entrance hallway, storage rooms, gorgeous open plan living/dining kitchen with patio doors, two bedrooms, en suite shower room and a separate family bathroom. Each apartment benefits from usage of the host of services Beaufields House has to offer such as excellent communal facilities including a residents' lounge, a hobbies room and the community gardens. Number 23 is situated on the first floor.







#### **SERVICES**

Each apartment is fully electric, being heated via ground source heat pumps which harness natural geothermal heat from under the ground. This heat is also used to provide the hot water. These well insulated apartments with their double glazed patio doors are highly energy efficient. Ventilation fans run constantly at a low level, removing stale air from the apartment meaning you breathe cleaner air, positively impacting your health and wellbeing.

**EPC RATING – B.**

**COUNCIL TAX BAND – B** (Newark and Sherwood District Council).

**TENURE – Leasehold** (999 year lease from 2021).

**ESTIMATED SERVICE CHARGE - £2011.10 per annum.**

#### **MANAGEMENT COMPANY**

Residents of Beaufields House automatically become a shareholder in the Management Company. This is solely a resident owned management company meaning homeowners decide how their annual service charge is used. As shareholder in the resident owned management you can expect to have the following services:-





- Maintenance of public open spaces and unadopted roadways within the development.
- Grounds maintenance of the communal gardens.
- Cleaning and caretaking within the communal areas.
- Necessary insurances for areas outside of your personal ownership.
- Fully protected sinking fund.

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

#### **LOCATION**

Collingham village has an excellent range of amenities including supermarket, medical centre, dentist, pharmacy and shops. Collingham has a train station with access to both Newark and Lincoln. Newark town centre is approximately 6 miles and offers further independent and high street shops and road links with the A1, A46 and A17

#### **ENTRANCE**

The Apartments are accessed via secure double opening sliding glass doors activated via an intercom system linked to each apartment or residents fob. The communal entrance area comprises of lounge and kitchenette which each resident has full access to alongside the hobbies room. There are stairs and lift to the first floor.

#### **APARTMENT 23 - First Floor Accommodation**

##### **ENTRANCE HALL**

Having a large storage cupboard, radiator and doors off to:-

##### **OPEN PLAN LIVING DINING ROOM**

25' 1" x 12' 7" (max) (7.65m x 3.84m) This lovely room has a window to the front elevation, radiator and French Doors with a glass Juliet style balcony. The kitchen is fitted with a range of wall and base units with a work surface incorporating an inset stainless steel sink and drainer. Integrated appliances include a microwave, electric oven, electric hob with extractor fan over, fridge freezer, slimline dishwasher and washer dryer.

##### **BEDROOM ONE**

12' 10" x 11' 6" (3.93m x 3.52m) Window to the front elevation, radiator and built in wardrobe with glass doors.

##### **EN SUITE**

7' 3" x 5' 6" (2.21m x 1.69m) Fitted with a walk in shower cubicle, wash hand basin and low WC. Radiator and extractor.

##### **BEDROOM TWO**

11' 4" x 7' 3" (3.46m x 2.21m) Window to the front elevation and a radiator.

##### **BATHROOM**

8' 9" x 5' 7" (2.69 m x 1.71m) Having a white suite comprising a paneled bath, wash hand basin and low level WC, radiator and extractor.

##### **AIRING CUPBOARD**

7' 4" x 3' 11" (2.24m x 1.20m) Another useful cupboard housing the boiler and hot water cylinder.





#### WEBSITE

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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 the 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 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

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

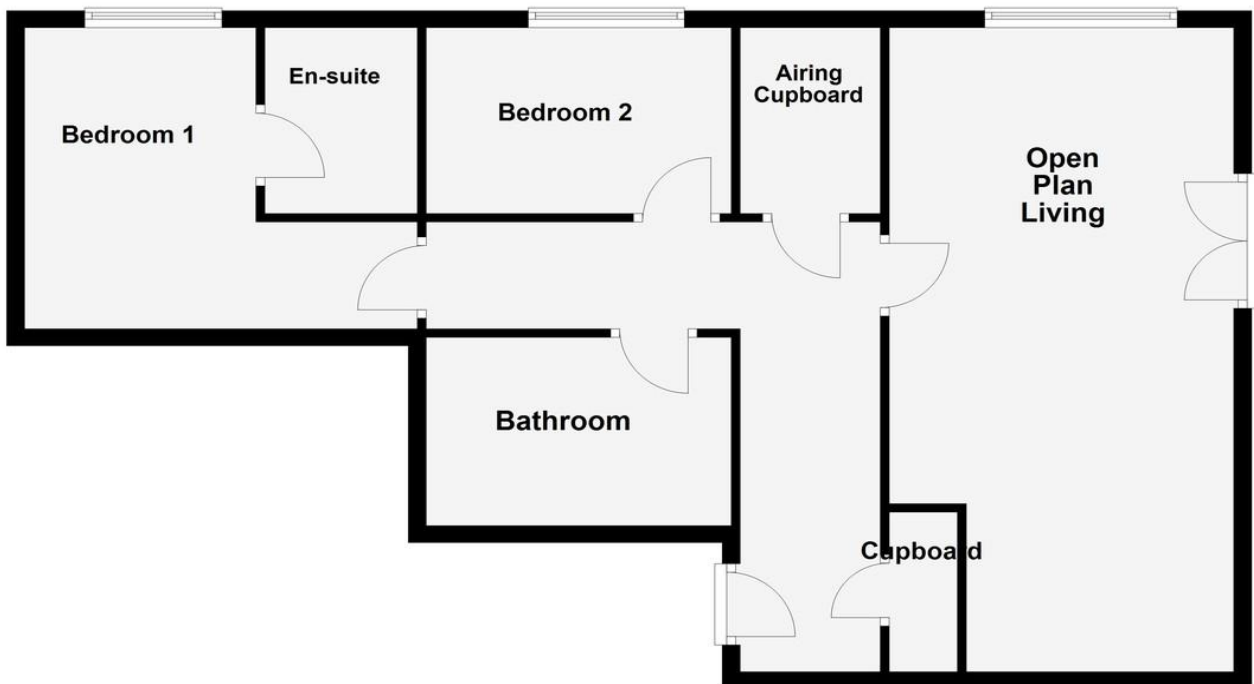
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## Apartment 23

Approx. 78.6 sq. metres (845.5 sq. feet)



Total area: approx. 78.6 sq. metres (845.5 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

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