

Apartment 8, Beaufields House

The Poppyfields

Collingham, Newark, NG23 7BJ



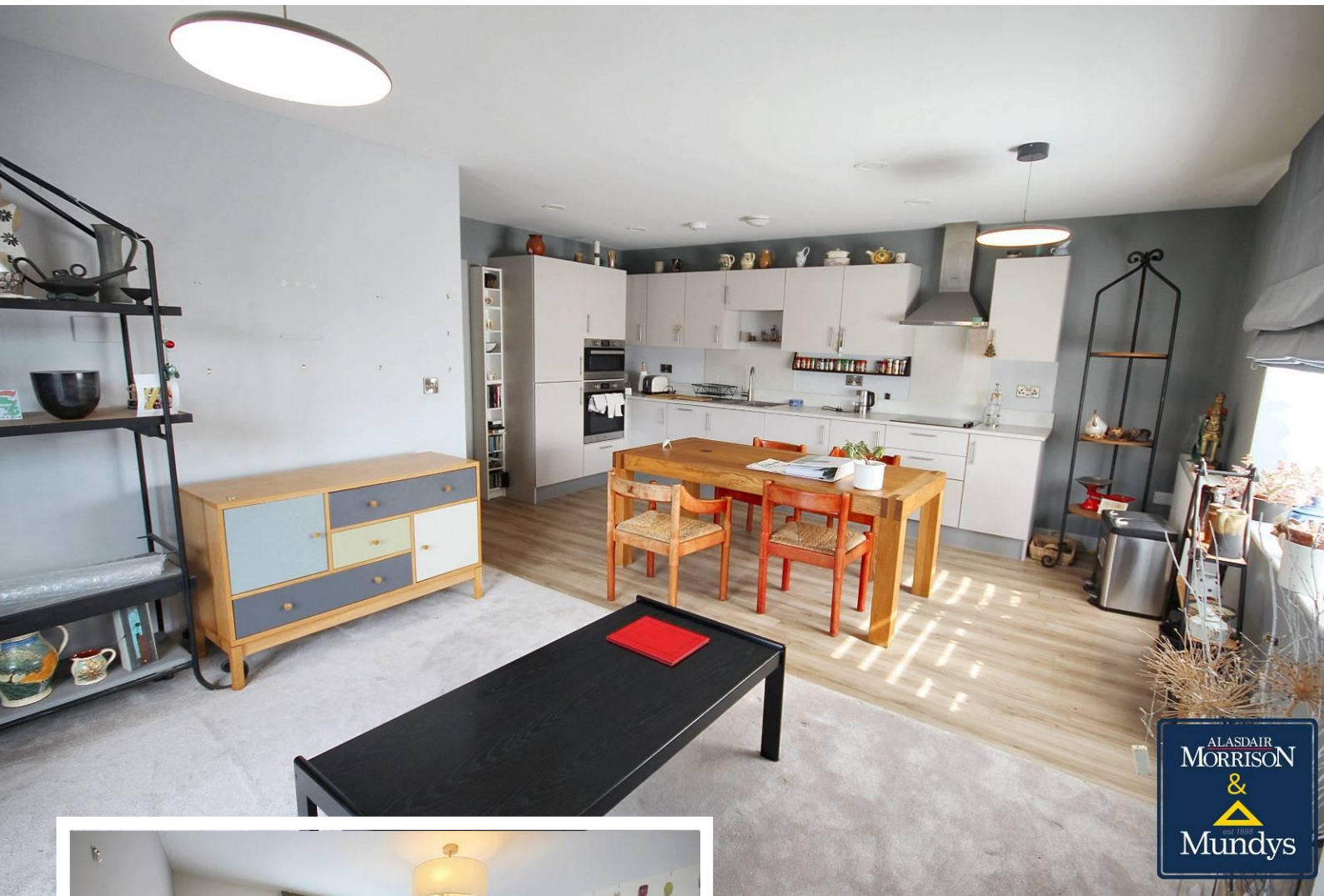
Book a Viewing

£225,000

Welcome to Beaufields House, a warm and carefully crafted development designed exclusively for those aged over 55. This ground floor apartment offers a comfortable, low-maintenance lifestyle in a friendly and inclusive community, ideal for anyone looking to enjoy their free time to the fullest. Covering approximately 742 square feet, the apartment opens with a spacious entrance hallway featuring built-in storage and flows seamlessly into a generous open-plan living, dining, and kitchen area. The modern kitchen comes fully integrated with appliances, and the living space extends onto a private patio-perfect for unwinding or enjoying a morning coffee outdoors. There are two well-sized bedrooms, with the main bedroom benefiting from fitted wardrobes, while a contemporary shower room adds to the home's practicality and comfort. Residents of Beaufields House also have access to a variety of excellent communal facilities, including a stylish lounge, a dedicated hobbies room, and beautifully kept gardens. Offered for sale with no upward chain, this apartment presents a fantastic opportunity to become part of a vibrant and welcoming over-55s community without delay.



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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.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a supermarket, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham.



The property has the accessibility to Newark town centre, Newark Northgate Station (with main line to London Kings Cross approx 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.

ACCOMMODATION

HALLWAY

With radiator, built-in cloaks cupboard, built-in boiler room and doors to the shower room, kitchen and to the bedrooms.

OPEN PLAN KITCHEN/LIVING ROOM

19' 6" x 16' 6" L shape, maximum measurements (5.94m x 5.03m) The kitchen is fitted with a range of wall and base units and a work surface incorporating a 1½ bowl sink unit with mixer tap, fitted ovens, integrated fridge freezer and integrated dishwasher, ceramic hob and stainless steel extractor hood, radiators, doubled glazed window to the front elevation and double glazed patio doors onto the patio.

SHOWER ROOM

8' 5" x 5' 5" (2.57m x 1.65 m) Fitted with a contemporary three-piece suite comprising a low-level WC, pedestal wash hand basin and double shower cubicle with a mains fed shower, heated towel rail, tiled splashbacks and extractor.

BEDROOM ONE

15' 0" into door recess x 10' 6" (4.57m x 3.2m) With double glazed window to the side elevation, radiator and built-in wardrobe with sliding mirrored doors.

BEDROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m) With double glazed window to the side elevation and radiator.

MANAGEMENT COMPANY

As a resident of Beaufields House, you automatically become a Shareholder in the Collingham Brook Management Company. This is solely a resident owned Management Company meaning our homeowners decide how their Annual Service Charge is used. You may decide you would like to sit on the board of directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you!

As a Shareholder in the resident owned Management Company 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 area.
- Necessary insurances for areas outside of your personal ownership.
- Fully protected sinking fund.
- No exit fees if you decide to leave.

Estimated service charge £2,011.68 per annum.



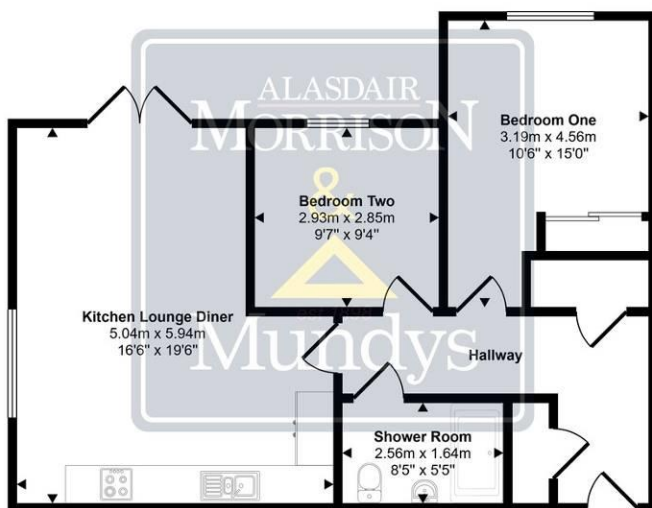


COMMUNAL AREA



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Approx Gross Internal Area
66 sq m / 707 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

BEAUFIELDS HOUSE

Beaufields House has been designed as a community for the over 55s who are looking to enjoy a new, low maintenance home. These luxury apartments have been carefully designed to offer all the pleasures of home-comforts, without the associated chores and regular grounds-maintenance. Imagine the peace of mind from knowing your home is covered by 6 remaining years of a 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House.

All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your apartment.

As a resident of Beaufields House, you will have full access to excellent communal facilities including a residents' lounge, a hobbies room, the community gardens and community allotments. You will also have access to a visitor's suite which can be pre-booked for overnight guests. There is a schedule of events and activities organised by residents.

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

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.

Claverings 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 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:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to check the measurements.