



**Princeton Court Freya Road, Ollerton Newark NG22 9WN**

**welcome to**

**Princeton Court Freya Road, Ollerton Newark**

**\*\* NO UPWARD CHAIN\*\*** Beautifully presented two bedroom ground floor flat with lounge and kitchen, en suite to master bedroom plus further bathroom. One allocated parking space and visitor parking. Positioned in the popular and well served Ollerton area with access to many amenities.



### **Entrance Hall**

Intercom system with double storage cupboard and central heating radiator.

### **Lounge**

16' 1" x 9' 7" ( 4.90m x 2.92m )

Central heating radiator and double glazed french doors.

### **Kitchen**

8' x 7' ( 2.44m x 2.13m )

Opens in lounge fitted with a range of cream gloss wall and base units, complementary work surfaces and 1 1/2 stainless steel sink and drainer. Integrated appliances including electric oven, gas hob and fridge freezer. Space for washing machine. Complementary flooring and double glazed window.

### **Master Bedroom**

15' 5" max including en suite x 10' 11" max ( 4.70m max including en suite x 3.33m max )

Neutral decor with central heating radiator and double glazed window.

### **En Suite**

5' 11" x 5' 2" ( 1.80m x 1.57m )

Fitted with wc, wash hand basin, shower cubicle and complementary flooring.

### **Bedroom Two**

8' 1" x 6' 9" ( 2.46m x 2.06m )

Neutral decor with central heating radiator and double glazed window.

### **Bathroom**

7' max x 7' max ( 2.13m max x 2.13m max )

Fitted with three piece white suite, splash back tiling and central heating radiator.

### **Seating Area**

### **Parking**

One allocated parking space plus visitor parking space.



***view this property online*** [williamhbrown.co.uk/Property/RFD110156](http://williamhbrown.co.uk/Property/RFD110156)



**welcome to**

## **Princeton Court Freya Road, Ollerton Newark**

- NO UPWARD CHAIN
- Beautifully presented two bedroom ground floor flat
- Bathroom and en suite to master bedroom
- One allocated parking space and visitor parking
- Ideally situated to access many amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD110156](https://williamhbrown.co.uk/Property/RFD110156)



Property Ref:  
RFD110156 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**