



16 Mumby Close, Newark, NG24 1JE

Offers In Excess Of £45,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

*****CASH BUYERS ONLY*** NO CHAIN.** A two bedroom, ground floor apartment conveniently situated close to Newark town centre and Northgate train station. Requiring a scheme of modernisation and refurbishment, the apartment offers significant potential to add value and would make an ideal purchase for investment or for a buyer seeking affordable single storey living.

The living accommodation requires modernisation throughout and comprises; entrance hall, lounge; kitchen, bathroom and two bedrooms. To the outside there is a communal frontage, communal rear courtyard and side garden and a 'residents only' parking area.

The property represents a good investment opportunity and viewing is highly recommended.

Mumby Close is conveniently situated within walking distance of Newark town centre with a good range of amenities. Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops including Marks and Spencer. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general hospital.

This ground floor apartment was constructed circa 1980 and the accommodation can be more fully described as follows:-

GROUND FLOOR

A ground floor entrance door gives access to:

COMMUNAL ENTRANCE LOBBY

With UPVC entrance door leading into:

ENTRANCE HALL

With radiator and two built in storage cupboards.

KITCHEN

13'3 x 7'5 (4.04m x 2.26m)



With fitted kitchen comprising beech fronted base units, drawers, worktop over with tiled splashback and matching wall units. Stainless steel sink and drainer, electric oven, gas hob, stainless steel extractor hood and space for several freestanding appliances. UPVC double glazed window to the rear elevation and gas fired central heating boiler.

LOUNGE DINER

13'9 x 12'4 (4.19m x 3.76m)



With carpet flooring, radiator and UPVC double glazed window to the front elevation.

BEDROOM ONE

13'9 x 8'10 (4.19m x 2.69m)



With radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO

7'4 x 6'11 (2.24m x 2.11m)



With radiator and UPVC double glazed window to the rear elevation.

BATHROOM

7'4 x 5'10 (2.24m x 1.78m)



With pedestal wash hand basin, low suite WC, bath with shower over and tiled surround. Tiled floor and obscure UPVC double glazed window to the rear elevation.

OUTSIDE

The property benefits from a lawned frontage shared between ground and first floor apartments. There is also a

communal courtyard to the rear and a further communal garden area to the side of the apartments. Vehicular parking is available on a first come, first served basis in the residents parking area situated to the left of the apartments.

TENURE

The property is Leasehold and the Lease commenced on 16/05/1980 for a term of 99 years (55 years remaining).

Ground Rent: £40pa

Service Charge: Proportionate contribution to repairs on an adhoc basis.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Floor Plan

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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