



175 Grove Street, Balderton, Newark,  
Nottinghamshire, NG24 3AS

£95,000  
Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A self-contained first floor, two bedroomed flat, with central heating, garage and front forecourt. The original Lease is extended to the year 2163, with very reasonable ground rent and insurance cost provisions. The property is conveniently situated within a popular and well established residential area, convenient for local shops, schools and public transport facilities. Just beyond the rear of the flat is the Newark to Cotham village church former ramble railway walk, and protected area.

The accommodation provides a ground floor private entrance door and lobby, with staircase to the first floor, cloak cupboard, first floor landing, 22ft living room and kitchen area, two bedrooms and a bathroom. The property has a front forecourt area and a single garage in the nearby courtyard block.

This is a popular residential area within walking distance of secondary and primary schools, supermarket, local shops and bus services. Newark Town Centre is just over 1 mile, with a range of facilities and retail parks. The property is convenient for access to the A1. There are two railway stations in Newark. Newark Northgate has regular services to London King's Cross with journey times of just over 75 minutes. Newark Castle Gate Station has regular train services to Lincoln and Nottingham.

The property is constructed with cavity brick elevations under an interlocking tiled roof. The garage block is constructed in brick with a flat mineralised felt roof covering.

The following accommodation is provided:

### **GROUND FLOOR**

Front entrance door, lobby and staircase.

### **SECOND FLOOR**

Landing with electric heater.

### **LIVING ROOM/KITCHEN**

22'8 x 11'7 (6.91m x 3.53m)



With two recently installed electric radiators (kitchen area narrowing to 9' width). Contains wall cupboards, base units, working surfaces and stainless steel sink unit. Integrated electric hob and electric oven. The living space has a wide and deep front window. There is a built-in cupboard in the bulkhead area.



### **BEDROOM ONE**

13'1 x 10'7 (3.99m x 3.23m)



With electric radiator.

## BEDROOM TWO

9'10 x 9'6 (3.00m x 2.90m )



Overall measurements into the recess.

Built-in airing cupboard containing the hot water cylinder and immersion heater. Electric heater.

## BATHROOM



White suite comprising bath, basin and low suite WC. Electric heater. Electric shower over the bath.

## OUTSIDE

The leasehold interest includes the forecourt frontage area to the flat and Grove Street roadside.

## GARAGE

16' x 8'3 (4.88m x 2.51m)



With up and over door. The Title includes the garage and an area of land approximately 3m deep in front of the garage. The garage is the fourth on the right hand side, with a beige/off-white painted door.



## SERVICES

Mains water, electricity, and drainage are connected to the property. Heating and water is all electric.

## TENURE

The property is leasehold for an extended term of 189 years from 1st March 1974 (139 years unexpired).

## GROUND RENT

The ground rent is £150 per annum. Current Insurance Premium £382.78 paid on 28th May 2024. There is a sub-lease renewal charge of £75.

## MANAGING AGENTS

RCP Property Management, First Floor, Newbury House, Aintree Avenue, White Horse Business Park, Trowbridge, Wiltshire BA14 0XB, email: mail@RCPmanagement.co.uk.

## POSSESSION

Vacant possession will be given on completion.

## 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.

## VIEWING

Strictly by appointment with the selling agents.

## COUNCIL TAX

This property comes under Newark & Sherwood District  
Council Tax Band A.

## Floor Plan

Approx. 55.3 sq. metres (594.7 sq. feet)



Total area: approx. 55.3 sq. metres (594.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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