



Apartment 7, Warwick Court Warwick  
Road, Balderton, Newark, NG24 3SU

**£116,000**  
Tel: 01636 611811

 **RICHARD  
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A very well presented first floor one bedroom retirement apartment located in a secure gated complex of apartments designed exclusively for over 55 age group. Situated in the old part of Balderton village close to a range of excellent local amenities including local shops, supermarket and medical centre. This bright and airy apartment has the benefit of uPVC double glazed windows and electric heating.

The accommodation includes a front entrance door, private entrance hallway with staircase to the first floor and landing area which leads to an impressive open plan 18' lounge/dining room, kitchen with modern fitted units and appliances, double bedroom with fitted double wardrobes and a well appointed bathroom with a white suite including a bath with shower over. The property has been newly decorated and new carpets have been fitted throughout.

Outside there is a communal parking area and garden for use of the residents within this securely gated environment. This modern and low maintenance apartment would be ideally suited for those looking to downsize and maintain an independent lifestyle.

The old part of Balderton village has an excellent range of amenities including a Tesco one stop convenience store, pharmacy, library, two pubs and Sainsbury and Lidl supermarkets nearby on London road. There is an excellent modern medical centre with parking just a short drive from the development. Access points for the A1 and A46 dual carriageways are nearby and fast trains are available from Newark Northgate railway station connecting to London King's Cross in approximately 75 minutes.

This is a leasehold first floor apartment and the living accommodation can be described in more detail as follows:

### ENTRANCE HALL

UPVC front entrance door. This ground floor entrance has a staircase leading to the first floor.

### LANDING

Dimplex storage heater, loft access hatch, built in storage cupboard with shelving.

### LIVING & DINING ROOM

16' x 11'4 (4.88m x 3.45m)



UPVC double glazed French windows and Juliet balcony to the front elevation, Dimplex electric storage heater, fireplace with electric fire, tv point and phone point.

### KITCHEN

8'8 x 6' (2.64m x 1.83m)



LED ceiling lights, uPVC double glazed window to rear elevation, modern base cupboards and drawers with

working surfaces over, inset stainless steel one and half bowl sink and drainer, tiling to splashbacks, wall cupboards. Fitted appliances include a Hotpoint electric hob with extractor over, electric oven and washer/dryer. Freestanding fridge/freezer.

### BEDROOM

12'9 x 9'5 (3.89m x 2.87m)



UPVC double glazed window to front elevation, built in wardrobes including two double wardrobes and one single wardrobe with hanging rail and shelving. Cove ceiling, two double power points, Dimplex electric heater.

## BATHROOM

8'3 x 6'7 (2.51m x 2.01m)



This well appointed bathroom has a white suite including low suite WC, wash hand basin, counter top, built in shelving and vanity cupboards below, panelled bath with a wall mounted SIRRUS shower over, tiling to splash backs. Electrically heated chrome towel radiator, uPVC double glazed window to rear elevation, extractor fan. Wall mounted Dimplex electric fan heater, part tiled walls. Built in airing cupboard with Megaflow hot water cylinder and latted shelf.

## OUTSIDE



Managed communal landscaped garden and courtyard

area for resident's use. Electric double gate for vehicular access. There is communal parking area with no specific allocation and pedestrian side gate entrance. Integral store shed with lockable door located close to the front entrance door.

## SERVICES

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

## TENURE

The property is leasehold. Lease term 125 years from 2004.

## MAINTENANCE CHARGE

A maintenance charge is payable to cover buildings insurance, gardens and window cleaning. This is currently set at £130 per quarter (paid up until Feb 2025).

Ground rent - currently set at £70 half yearly

## VIEWING

Strictly by appointment with the selling agents.

## 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.

## POSSESSION

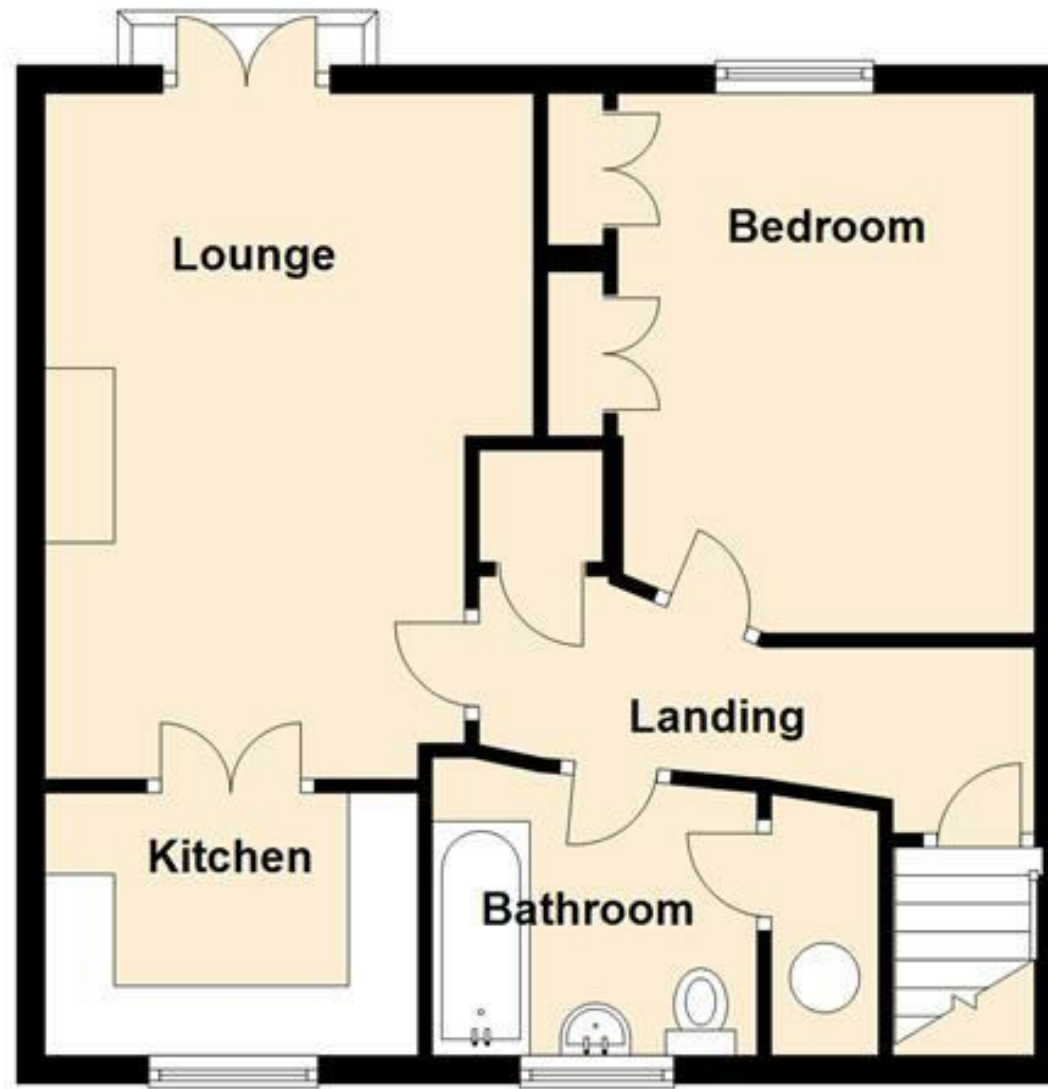
Vacant possession will be given on completion.

## COUNCIL TAX

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

## Floor Plan

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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*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



**RICS**



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