



21 Warwick Court, Balderton, Newark,
NG24 3SU

£115,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
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A first floor one bedroom leasehold apartment built c.2015 within a gated environment for the over 55 age group. The property has a pleasant location and lovely views from the living room over adjoining allotment gardens. The property has a private front entrance door and staircase leading to the first floor living accommodation which benefits from; economical electric heating and uPVC double glazing throughout. The courtyard setting provides communal gardens, amenity areas and gated communal parking.

The well designed first floor living accommodation can be briefly described as follows: The front entrance door leads to an entrance hall with staircase and stairlift to first floor level. On the first floor there is a landing, 18 ft living and dining room with walk in bay window with wide centre opening windows and views over the adjoining allotment garden. Kitchen fitted with a range of modern units and good quality integral NEFF appliances. The spacious double bedroom has a fitted four bay wardrobe providing ample storage and there is a good size shower room with a well appointed white suite, built in storage cupboard and an easy to access walk in double shower cubical with a hand and rain shower.

Outside there is an integral store, provision for bins, managed gardens and courtyard area. Warwick court has a gated entrance with electric double gates providing vehicular access and a pedestrian side entrance gate. The communal car parking is for residents only and operated on a first come first serve basis.

This very well presented first floor apartment would be ideal for those looking to downsize and be close to a range of excellent amenities.

Warwick court is situated in a residential area just off main street in the old part of Balderton village. The location is within walking distance of local amenities including shops, a modern medical centre, post office, community facilities and bus service. There is a Sainsburys and Lidl supermarket close by. Newark town centre is within two miles, Newark has a lovely, mostly Georgian market square, a variety of interesting shops, bars, restaurants and cafes. Supermarkets include Morrisons, Waitrose, Asda, Aldi and there is the

recently opened M&S Foodhall. Newark Northgate railway station has fast trains connecting to London Kings cross with a journey time in the region of 75 minutes.

The property is leasehold and the following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL



Composite double glazed front entrance door, staircase with stairlift to first floor, landing, Velux roof light.

LANDING



Loft access hatch, built in storage cupboard, electric consumer unit, electric storage heater.

LIVING AND DINING ROOM

18'11 x 11'6 (5.77m x 3.51m)
(measurement into bay window)



Walk in bay with uPVC double glazed window with wide centre opening windows overlooking the adjoining allotment gardens, storage heater.



KITCHEN

8'8 x 5'11 (2.64m x 1.80m)



Fitted with a range of modern cream kitchen units incorporating base cupboards and draws, Granite working surfaces over with inset Blanco stainless steel sink with mixer tap. Integrated appliances include NEFF dishwasher, induction hob and electric oven additionally there is an extractor fan and a built in fridge freezer. There are eye level wall mounted cupboards uPVC double glazed window to the front elevation overlooking the courtyard. LED Ceiling lights.

BEDROOM

12'8 x 9'4 (3.86m x 2.84m)



UPVC double glazed window to the rear overlooking the adjoining allotment gardens, electric radiator, good quality fitted four bay wardrobe incorporating hanging rail, shelving and draws.

SHOWER ROOM

10'3 x 6'6 (3.12m x 1.98m)



(Irregular shape room - maximum measurement)

Built in cupboard with hot water tank, uPVC double glazed window to the front elevation, ceramic tiled floor, electrically heated chrome towel radiator, wall mounted

Dimplex electric heater, good quality white suite incorporating a Vitra wash hand basin with mixer tap, gloss cream vanity cupboards under. Wall mirror and light above. Low suite WC, double shower and tray, sliding glass screen door, wall mounted rain and hand shower, tiled splashbacks to the walls, ceramic tiled flooring.

OUTSIDE



There are managed communal landscaped gardens and courtyard areas for residents use. Electric double gate for vehicular access and pedestrian side gate. There is a communal parking area with no specific allocation, 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 1st May 2003.

MAINTENANCE CHARGE

A maintenance charge is payable to cover, buildings insurance, garden maintenance and window cleaning. This is currently set at £130 per quarter as at February 2025.

GROUND RENT

Ground rent currently set at £70 half yearly.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

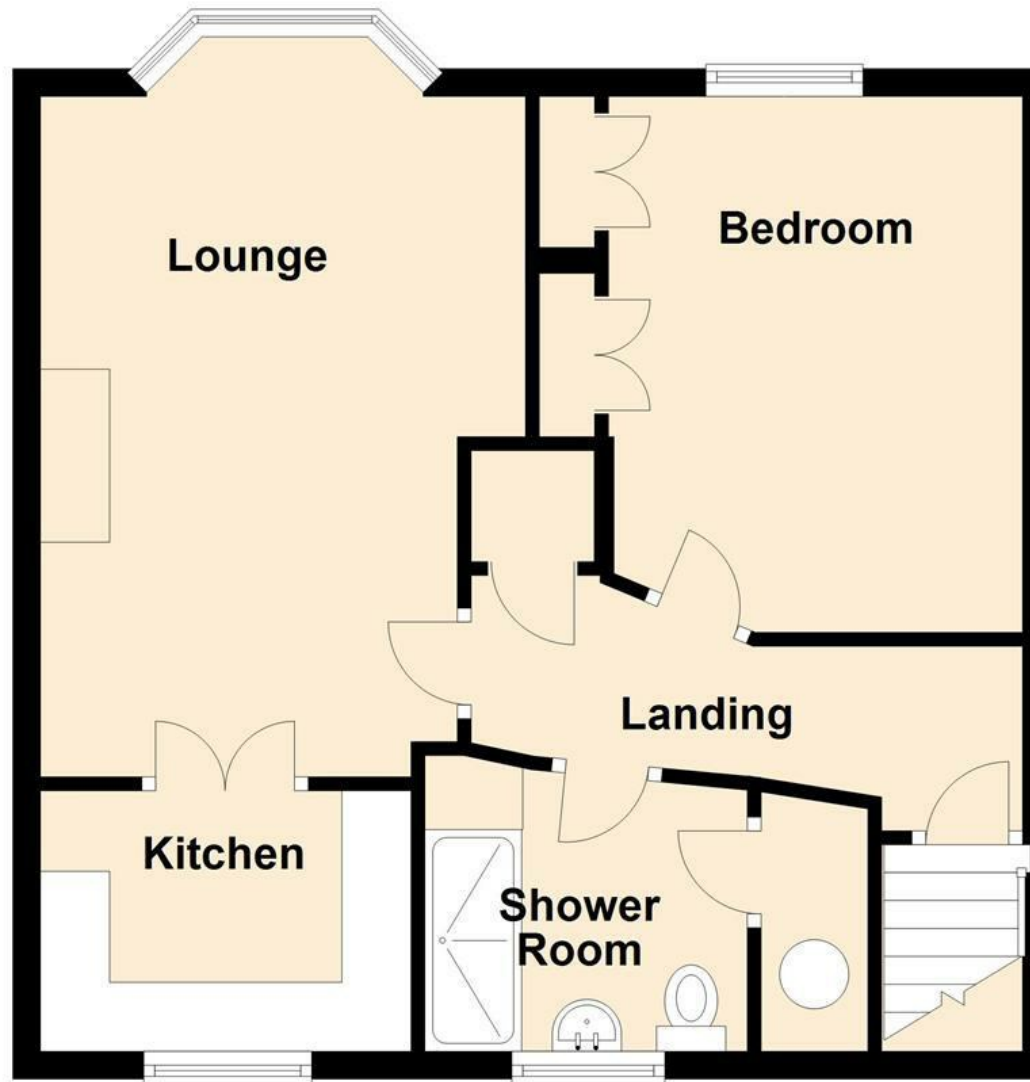
Vacant possession will be given on completion.

COUNCIL TAX

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

Floor Plan

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 49.3 sq. metres (530.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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