



**43 Alexander Road, Farnsfield, Newark, NG22
8LH**

Guide Price £125,000

Tel: 01636 816200

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

- Ground Floor Apartment
- Front & Rear Gardens
- Lounge
- 2 Double Bedrooms
- Useful Storage
- No Chain
- Scope to Upgrade
- Kitchen
- Bathroom
- Popular Village

A rare opportunity to purchase a competitively priced ground floor apartment, benefitting from gardens to the front and rear and a 'chain free' sale.

The property offers excellent scope for buyers to update and improve, with the accommodation in brief comprising an entrance hall, lounge, breakfast kitchen, two double bedrooms and a bathroom whilst outside are two useful stores and mature front and rear gardens.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, a cupboard housing the electricity meter and the consumer unit and a further cupboard for storage and with shelving.

KITCHEN

The kitchen is fitted with a range of base and wall cabinets with melamine worktops, tiled splashback and an inset stainless steel sink with hot and cold taps. Space for appliances including plumbing for washing machine and a gas cooker point. Central heating radiator, uPVC single glazed window to the rear aspect and a recently upgraded Worcester combination boiler.

LOUNGE

With a central heating radiator and two single glazed windows to the rear aspect.

BEDROOM ONE

A double bedroom with a central heating radiator and a single glazed window to the front aspect.

BEDROOM TWO

A versatile room, currently used as a dining room and with a central heating radiator and a single glazed window to the front aspect.

BATHROOM

Having a cast-iron bath, a wall mounted wash basin with hot and cold taps and a high-level toilet, a single glazed window to the side aspect and a central heating radiator.

FRONT & REAR GARDENS

The property features gardens to the front and rear. A rear porch coming off the kitchen has 2 adjacent garden stores and leads onto the rear garden.

COUNCIL TAX

The property is registered as council tax band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

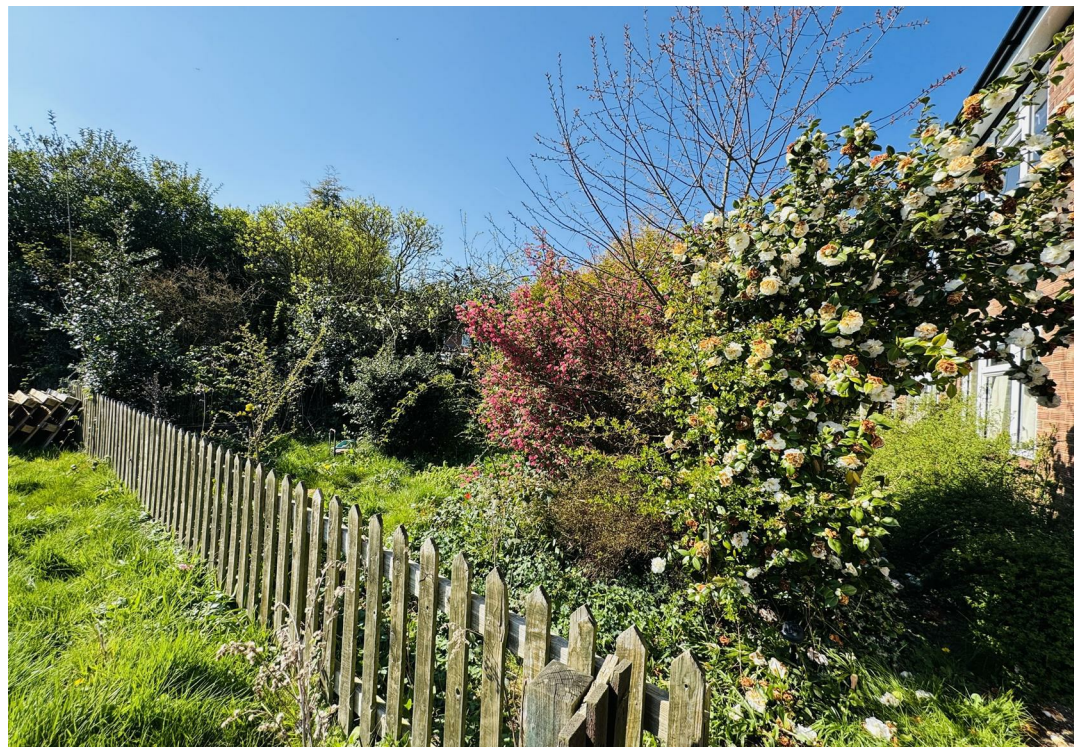
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

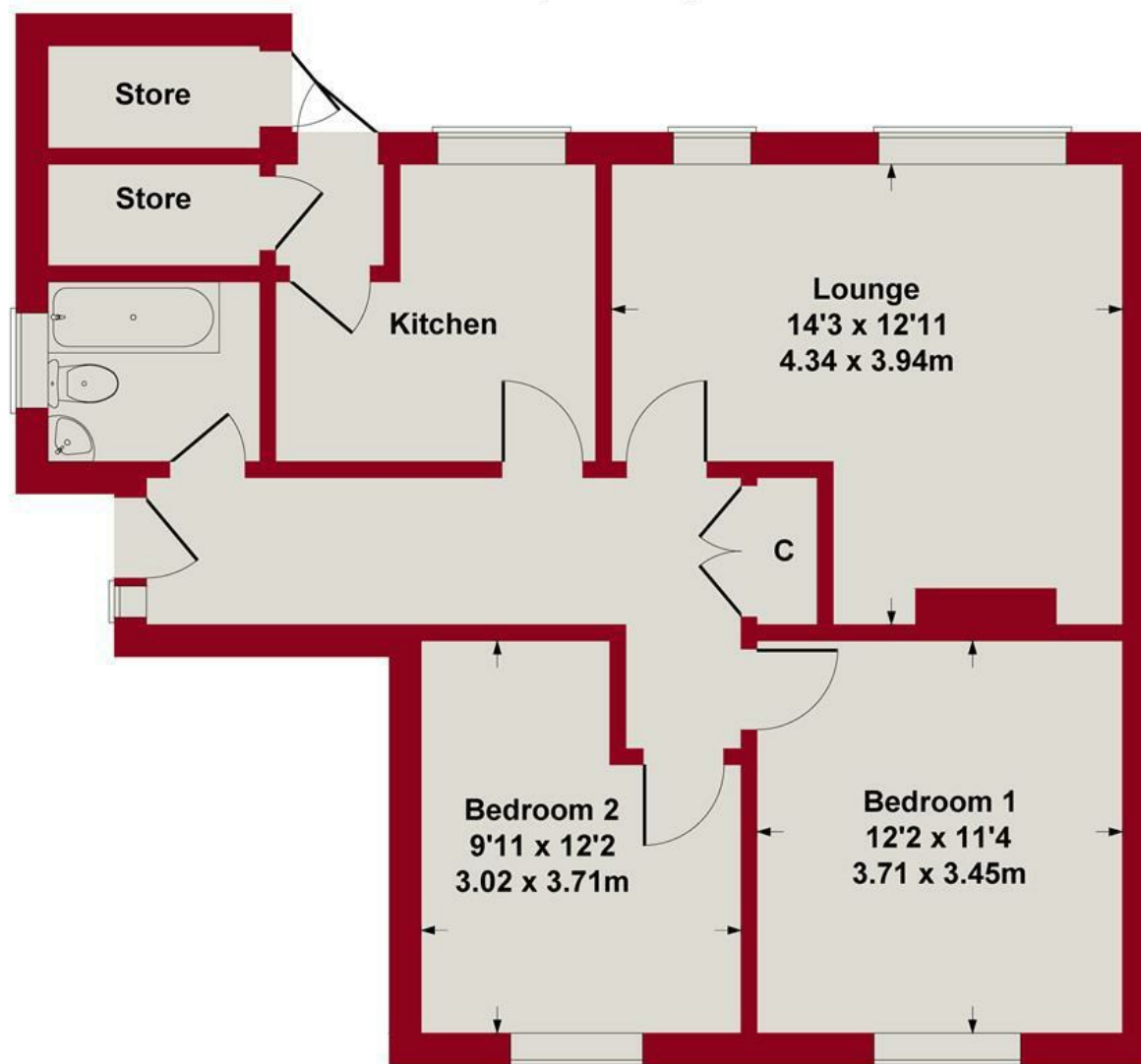
LEASEHOLD DETAILS

The apartment is offered on a Leasehold basis with an 121 year Lease granted in 1988. The service charge and ground rent fees for the period 1/4/2024 - 31/3/2025 are £186.21 with additional day to day repairs that may come up.

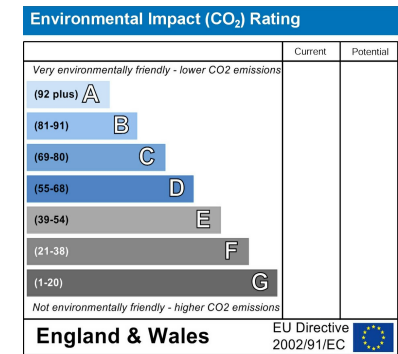
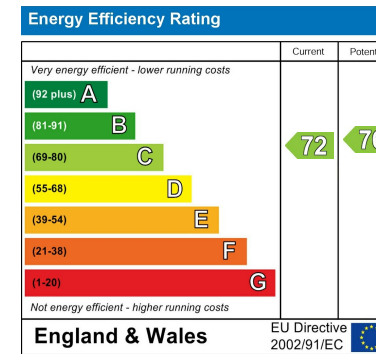




Approximate Gross Internal Area
760 sq ft - 71 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 816200



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