



Newark Road



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£80,000

- Second Floor Apartment
- One Bedroom
- NO ONWARD CHAIN
- Ideal investment opportunity or First Time Buy
- GCH and uPVC Double Glazing
- Outside Storage
- Leasehold
- EPC rating D



ONE BEDROOM Second Floor Flat perfectly located within walking distance of the City centre and all that it has to offer. Benefitting from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. The property also has access to a communal outdoor space with your own storage shed.

This would be an ideal purchase for either a First Time Buyer or Investor.

Entrance Hall

External door to side aspect and doors to all rooms.

Lounge 13'9" x 10'0" (4.2m x 3m)

Window to front aspect and radiator.

Kitchen 11'11" x 5'9" (3.6m x 1.8m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four ring ceramic hob with extractor over, space and plumbing for washing machine and storage cupboard housing boiler.

Bathroom 5'9" x 4'9" (1.8m x 1.4m)

Window to rear aspect and fitted with double shower cubicle with shower over, wash hand basin, low level WC and radiator.

Outside

Next to the front door you have private access to a storage cupboard and in the communal garden you have your own storage shed.

Lease Details

Lease: 89 Years remaining.

Service Charge: 284.31 PA

Ground Rent: £10.00 per annum payable within the service charge.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		