



Spring Gardens, Newark
Asking Price £120,000



NEWTON
FALLOWELL

Spring Gardens

Newark

MARKETED WITH NO CHAIN Benefiting from a 25% share of the freehold, this well-maintained first-floor apartment offers a fantastic opportunity for a first-time buyer, downsizer or investor seeking a low-maintenance home in a convenient location. Unusually, the property benefits from its own private entrance door, single garage and garden space, whilst being offered to the market with no onward chain.

The accommodation begins with a useful entrance hallway, with stairs rising to the first floor and a small landing area providing access to the main living accommodation. A door opens into a generous lounge, which provides a comfortable and versatile living space. From the lounge, there is access to a spacious kitchen, which has provision for a freestanding cooker and offers ample scope for the new owner to personalise to their own requirements. A further door from the lounge leads into an inner hallway, providing access to two well-proportioned bedrooms, together with a shower room.

Externally, the property benefits from its own garden space, providing an attractive additional feature and a pleasant area to enjoy outside, with a communal bin store area, whilst the single garage provides valuable secure parking and storage. The property is conveniently positioned for those looking to enjoy easy access into the town centre, whilst also offering excellent connectivity to the A46 and Castle train station, making it particularly appealing to commuters. Further benefits include gas central heating and UPVC double glazing. Offering a combination of no onward chain, a share of the freehold, private entrance, garage and garden, this is a well-presented and versatile apartment that would make an excellent first-time purchase, investment or low-maintenance home.

Council Tax Band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





Lease Details

The owner holds 25% share of the freehold, the lease term is 166 years from 1.07.1973. Each apartment is responsible for its own buildings insurance. The vendor has advised there are no service charge or ground rent payable.

Entrance Hallway

6' 2" x 2' 11" (1.88m x 0.89m)

Lounge

13' 8" x 13' 7" (4.17m x 4.14m)

Kitchen

14' 9" x 8' 7" (4.50m x 2.62m)
maximum measurements

Inner Hallway

3' 9" x 2' 7" (1.14m x 0.79m)

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom Two

11' 8" x 7' 5" (3.56m x 2.26m)

Shower Room

8' 6" x 5' 10" (2.59m x 1.78m)
maximum measurements

Garage

18' 10" x 8' 11" (5.74m x 2.72m)



Services

Mains gas, water, electricity and drainage are connected.

Square Footage

The square footage for this property is approximately 869 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

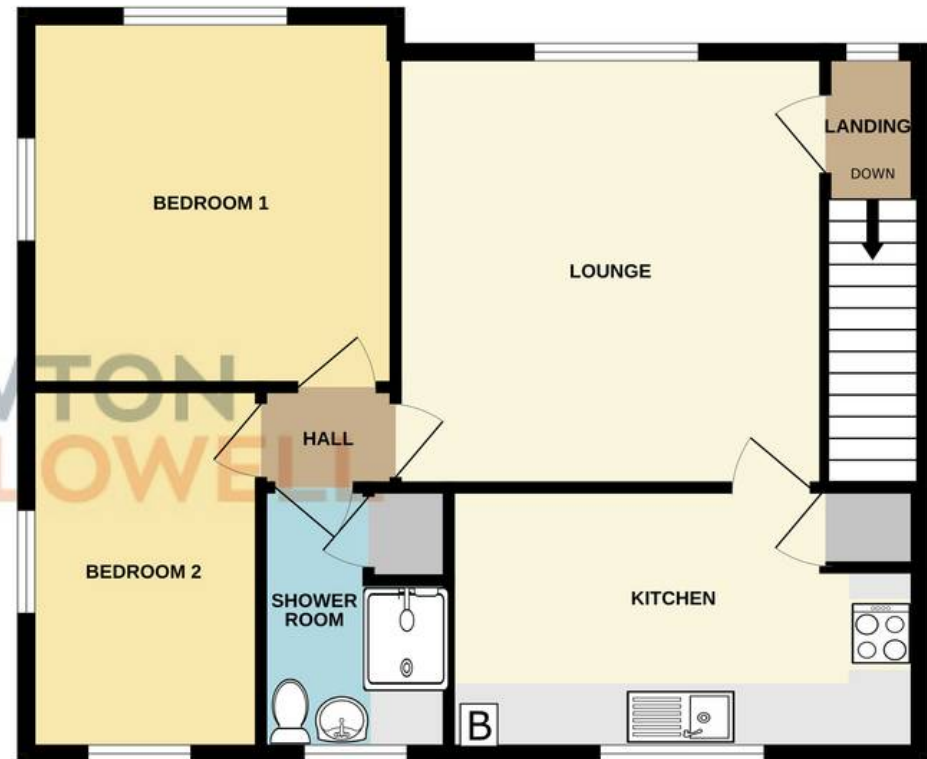
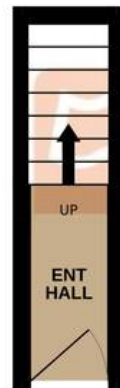
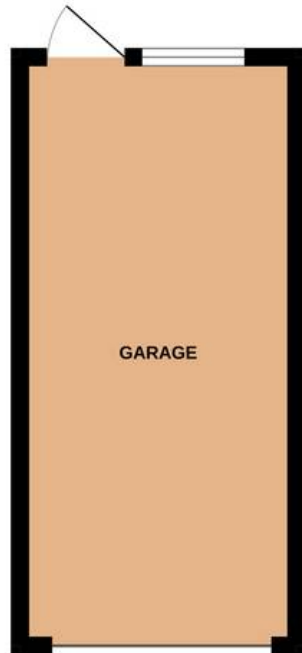
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GARAGE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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