



17 Beaufields House, The Poppyfields Collingham, NG23 7BJ



Book a Viewing

£239,000

Beautifully presented first floor apartment within a sought after development, offering access to an active community lounge, lift, communal gardens, parking, and external storage. The spacious accommodation comprises an entrance hall with built-in storage, a contemporary bathroom with shower over bath, and two well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, an en-suite shower room, and a Juliet style balcony. The bright living area also features a Juliet style balcony and is open plan with the kitchen/diner, fitted with integrated appliances. Notably, this is the largest apartment style within the development which is offered for sale with no upward chain.





SERVICES

Electricity, water and drainage services available. Electric central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





ENTRANCE HALL

With built-in cloaks cupboard, built-in boiler cupboard, radiator, doors to the bathroom, bedrooms and to the open plan kitchen diner living room.

KITCHEN LIVING ROOM

18' 8" maximum into recess x 18' 0" (5.7m x 5.5m)
Contemporary fitted kitchen comprising a range of wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, integrated fridge freezer, integrated dishwasher and integrated washer dryer, fitted ovens and integrated microwave, ceramic hob and stainless steel extractor hood, radiators, double glazed window and French doors with Juliet balcony.



BATHROOM

8' 10" x 5' 6" (2.7m x 1.7m) Fitted with a three piece suite comprising a panelled bath with a mains fed shower over, pedestal wash hand basin and low level WC, heated towel rail, extractor and tiled splash backs.

MASTER BEDROOM

12' 1" plus wardrobe recess x 11' 9" (3.7m x 3.6m) With double glazed window and French doors with Juliet style balcony, radiator, sliding mirrored door built-in wardrobe and door to en-suite.

EN-SUITE

7' 6" x 5' 6" (2.3m x 1.7m) Modern suite comprising of walk-in shower with a mains fed attachment, comfort level WC and pedestal wash hand basin, heated towel rail, extractor and tiled splash backs.



BEDROOM TWO

13' 9" x 7' 6" (4.2m x 2.3m) With double glazed windows and radiator.

SERVICES

Each apartment is fully electric, being heated via ground source heat pumps which harness natural geothermal heat from under the ground. This heat is also used to provide the hot water. These well insulated apartments with their double glazed patio doors are highly energy efficient. Ventilation fans run constantly at a low level, removing stale air from the apartment meaning you breathe cleaner air, positively impacting your health and wellbeing.

MANAGEMENT COMPANY

Residents of Beaufields House automatically become a shareholder in the Management Company. This is solely a resident owned management company meaning homeowners decide how their annual service charge is used.

As shareholder in the resident owned management you can expect to have the following services:-

- Maintenance of public open spaces and unadopted roadways within the development;
- Grounds maintenance of the communal gardens;
- Cleaning and caretaking within the communal areas;
- Necessary insurances for areas outside of your personal ownership;
- Fully protected sinking fund.



COMMUNAL AREA



LEASEHOLD INFORMATION

Length of Lease - 999 years from and including 1 January 2021 and to and including 31 December 3020

Years Remaining on Lease - 995 years

Annual Service Charge Amount - £2096.96

Service Charge Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Slis & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

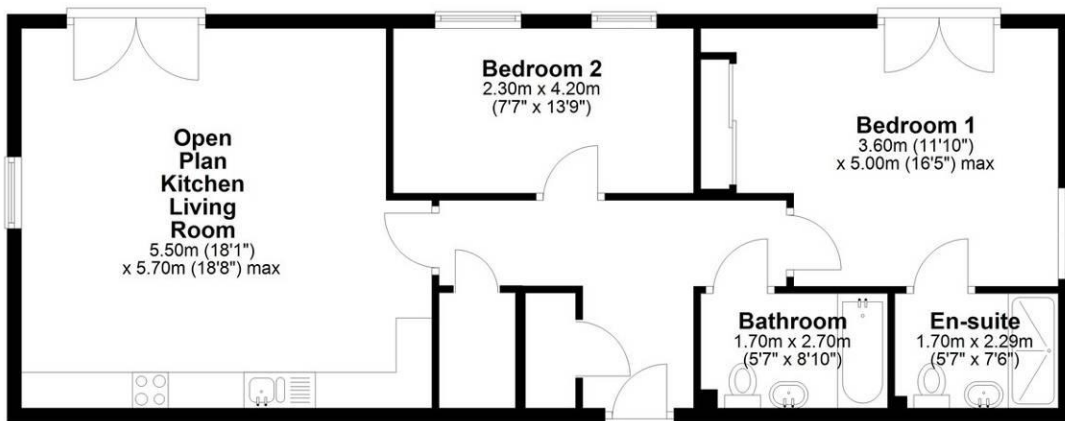
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given their ethical:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

17 Beaufields House, Collingham

46 Middle Gate
Newark
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

