



**35 Youngs Avenue**  
Fernwood, Newark, NG24 3FG

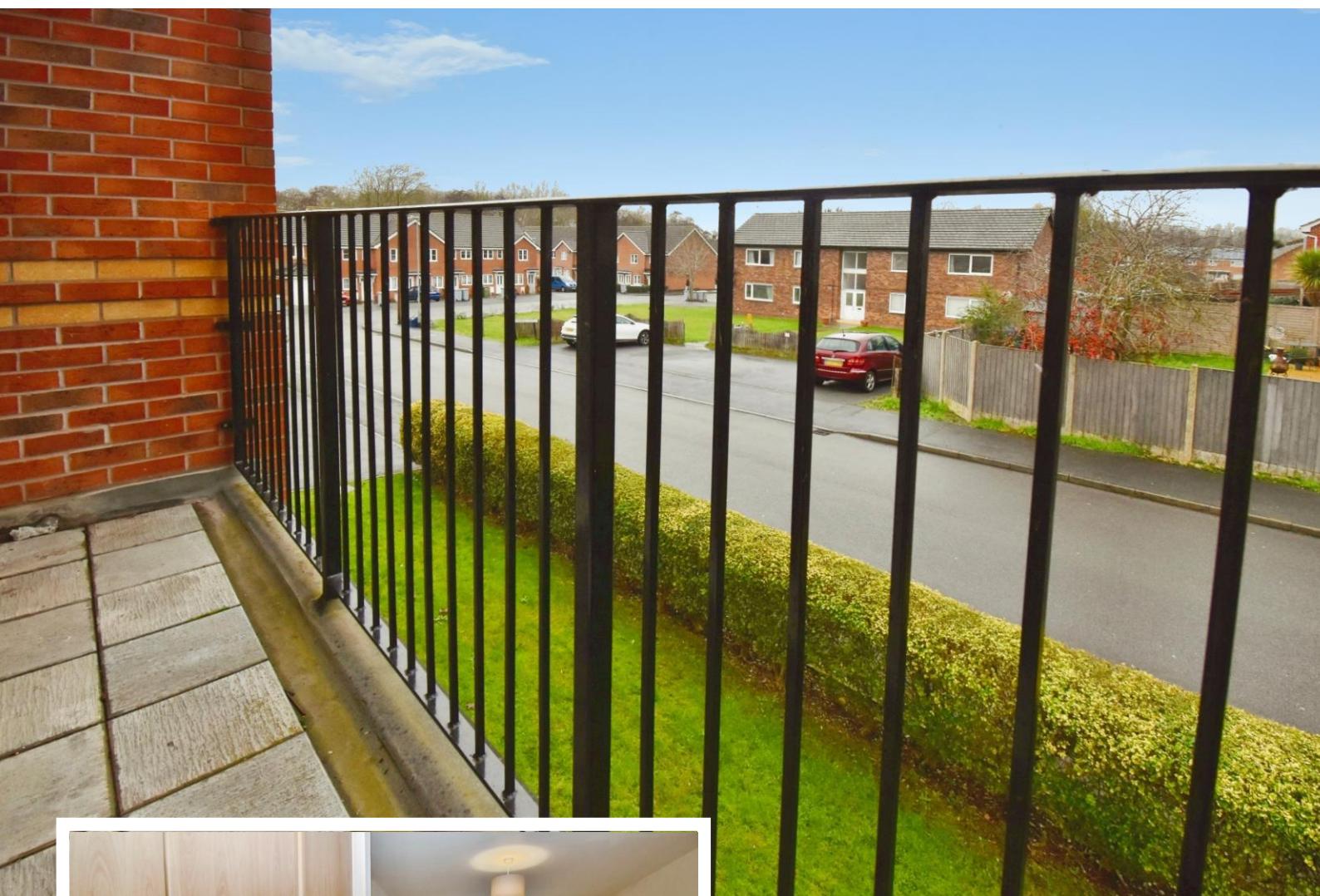


Book a Viewing

**Guide Price £100,000 - £110,000**

Freshly decorated and beautifully presented, this First Floor Apartment is ideal for first time buyers, professionals seeking a convenient "lock-up-and-leave" home, or investors looking for a strong return, with a potential estimated yield in excess of 8.5%. Offered to the open market with no upward chain, this ready-to-move-into property combines modern living with everyday convenience. The accommodation briefly comprises an Entrance Hall with secure entry phone system, leading through to an Open Plan Kitchen and Living area. This sociable space opens onto a private balcony providing that all important outside space. The apartment features two well proportioned Bedrooms, including a principal bedroom with built-in wardrobes and En-suite Shower Room. A Bathroom with bath serves the second bedroom and guests. Further benefits include allocated parking, adding to the ease and practicality of this superb home. An excellent opportunity to secure a low maintenance, high appeal apartment in a strong rental location.





#### **SERVICES**

Electric, water and drainage mains services available.  
Electric heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A (Newark and Sherwood DC).**

**TENURE – Leasehold.**

**VIEWINGS –** By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Fernwood has a host of useful local amenities within the village, such as a local shop, village hall, sports field, a primary school, take away, bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village which provides a wider selection of independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.



## ACCOMMODATION

### ENTRANCE HALL

With built-in cupboard housing the electric boiler, wall mounted electric heater, laminate flooring, spotlights, secure door entry phone and doors to the kitchen living room, the bathroom and the two bedrooms.

### KITCHEN LIVING ROOM

18' 4" x 12' 1" (5.6m x 3.7m) With uPVC double glazed windows to two elevations and uPVC double glazed sliding patio doors onto a private balcony. Kitchen is fitted with a range of wall and base units with a work surface incorporating a sink and drainer unit with a stainless steel mixer tap. Fitted oven, hob and integrated washer dryer, space for a fridge freezer and wall mounted electric heaters.

### BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) Three piece white suite comprising a bath with a mixer shower attachment, low level WC, pedestal wash hand basin, tiled splash backs, laminate flooring, light with electric shaver point, spotlights, electric blow heater and extractor.

### BEDROOM ONE

16' 0" maximum into recess x 9' 10" (4.9m x 3m) With uPVC double glazed window to the front elevation, built-in wardrobes, wall mounted electric heater and door to en-suite.

### EN-SUITE

5' 2" x 6' 6" maximum into shower recess (1.6m x 2m) Fitted with a three piece suite comprising a shower cubicle with an electric shower, low level WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, spotlights, light with electric shaver point, electric blow heater and extractor.

### BEDROOM TWO

11' 5" into recess x 8' 10" (3.5m x 2.7m) With uPVC double glazed window to the front elevation and wall mounted electric heater.

### LEASEHOLD INFORMATION

Length of Lease - 125 years from 8.11.2004

Years Remaining on Lease - 102 years

Annual Ground Rent £149 (£74.50 paid half yearly)

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £1,716.14 (£858.07 paid half yearly)

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](http://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 FEES & INFORMATION - HOW IT MAY AFFECT YOU**

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

CW, Hall, Lynn and Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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

Mundys Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Mundys Financial Services we 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 HomeBuyer 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 themselves and the vendors (Lessors) for whom they act as Agents given that:

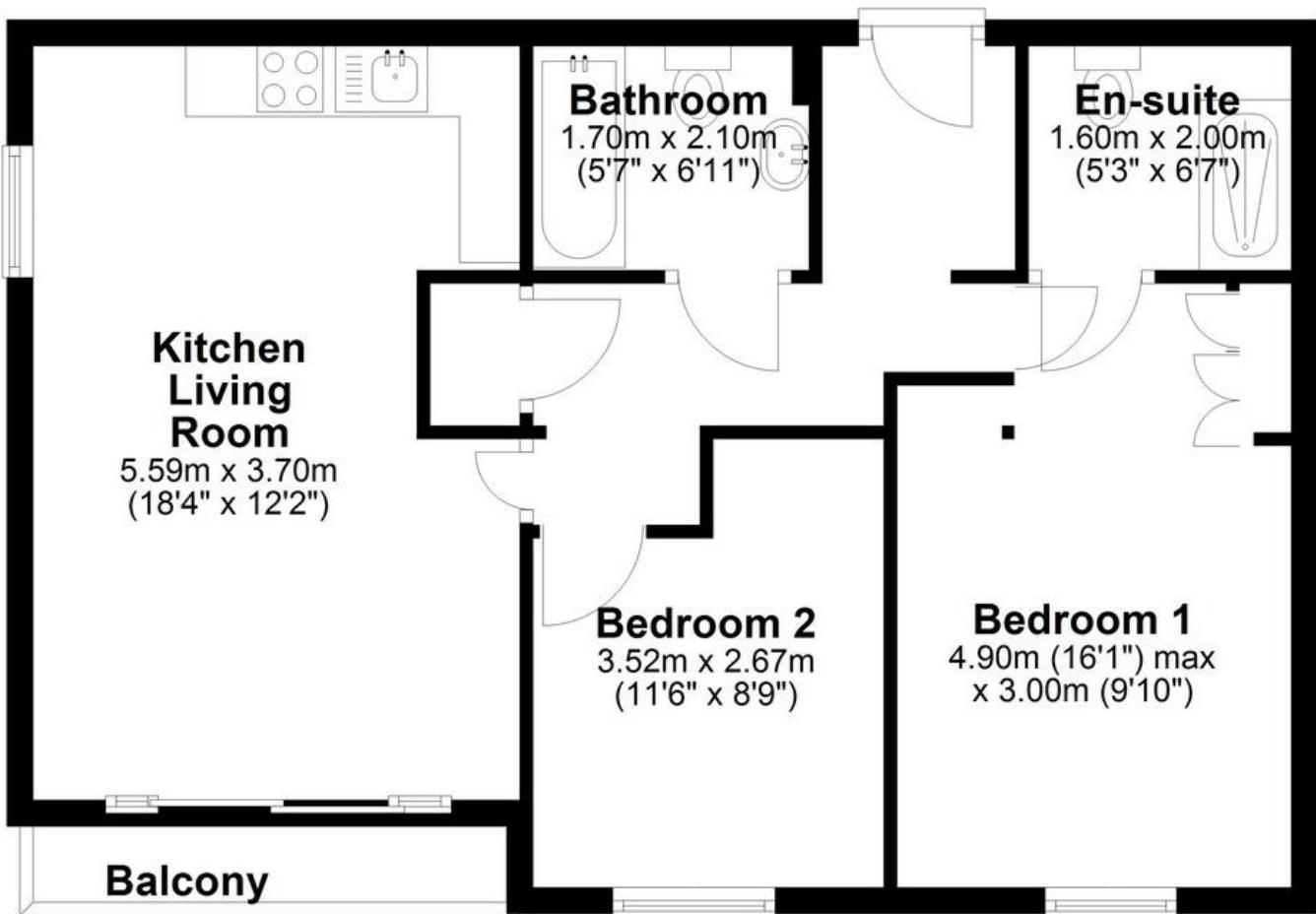
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated therein as not verified.

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## Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 sq. feet)

**Youngs Avenue, Fernwood**

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