EDLIN & JARVIS
ESTATE AGENTS

1 Sherwood Lodge North Drive

Fernwood, Newark, NG24 3JX

Asking Price £110,000 to £120,000

2 1 1 D

1 Sherwood Lodge North Drive

Fernwood, Newark, NG24 3JX

TWO DOUBLE BEDROOMS ON THE GROUND FLOOR

An excellent opportunity to acquire a bright and deceptively spacious two double bedroom ground floor flat, situated in the highly desirable and modern village community of Fernwood, Newark. Offering an incredibly long 161-year remaining lease, zero ground rent, and a highly competitive monthly maintenance fee (approx £80 per month), this property represents a fantastic, stress-free purchase for first-time buyers, downsizers, or savvy buy-to-let investors.

The Accommodation
The property is accessed via a welcoming central entrance hall that seamlessly links the entire accommodation. The heart of the home is the spacious lounge, bathed in natural light and offering a versatile layout for both relaxing and dining. The dedicated breakfast kitchen is smartly fitted with plenty of cabinetry and counter space, plus room for a breakfast table for morning coffee.
Both bedrooms are comfortable doubles, avoiding the compromise of a small box room. Serving the bedrooms is a clean, modern shower room alongside a highly convenient separate WC.

External & Grounds
Externally, the property benefits from full access to the communal gardens, offering a space to relax without the burden of intense garden maintenance. Residents also enjoy stress-free parking via the communal off-road parking area.

The Fernwood Lifestyle: Schools, Amenities & Transport
Fernwood is a thriving, self-contained village development that blends modern convenience with a friendly community atmosphere, located just three miles south of the historic market town of Newark-on-Trent.

Education & Schools
Fernwood is highly sought after by families due to its excellent, modern educational facilities right on the doorstep:
Primary: Chuter Ede Primary School (Fernwood site) is located directly within the village, highly regarded and within easy walking distance.
Secondary: The Suthers School is a state-of-the-art secondary school built right in Fernwood (opened 2020), offering fantastic modern facilities for older children.

Local Amenities
You rarely have to leave the village for your day-to-day needs. Fernwood boasts:
A local convenience store, a cosy micropub, a veterinary surgery, and a popular village hall hosting regular clubs and classes.
Generous green spaces, including a nature trail, an outdoor trim trail, a children's play area, and tennis courts.
Major shopping amenities (including large supermarkets) are less than a 10-minute drive away in Newark or New Balderton.

Transport Links
Commuting and travelling are exceptionally easy from this location:
Positioned instantly off the A1 and A46, providing rapid road links.
By Rail: Newark Northgate railway station is roughly 10 minutes away by car, providing a direct, high-speed main line service straight into London King's Cross in just 75 to 90 minutes. Newark Castle station offers easy regional routes to Nottingham and Lincoln.
By Bus: Regular, daily bus services (including the NCT Pathfinder 90) run directly through Fernwood, connecting residents cleanly to Newark bus station and Nottingham city centre.

Please note: This block of properties is self managed by all owners. There is no managament company making the charges competitive.

Entrance Hall

Lounge
15'9 x 11'3 (4.80m x 3.43m)

Breakfast Kitchen
12'4 x 7'8 (3.76m x 2.34m)

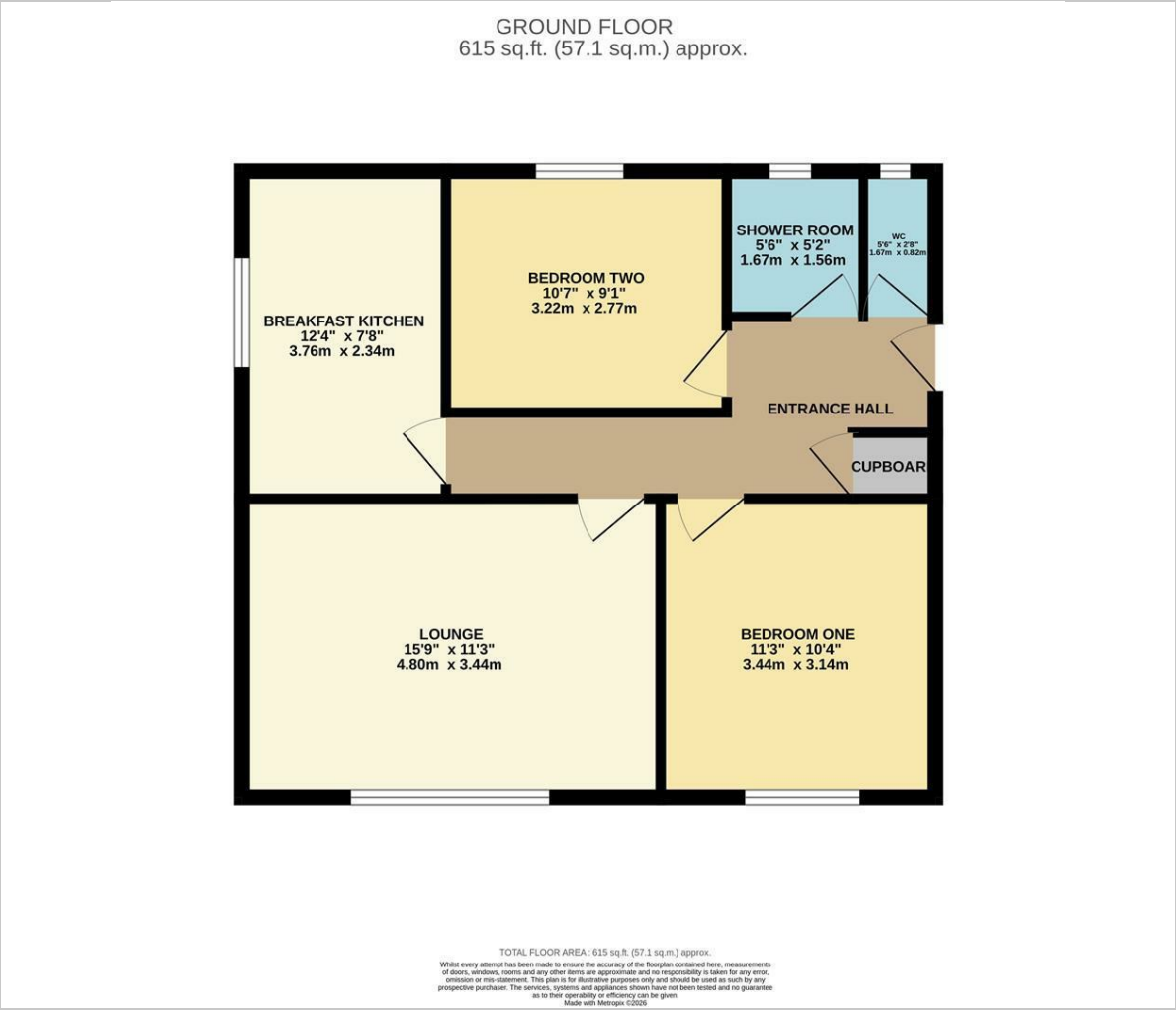
Bedroom One
11'3 x 10'4 (3.43m x 3.15m)

Bedroom Two
10'7 x 9'1 (3.23m x 2.77m)

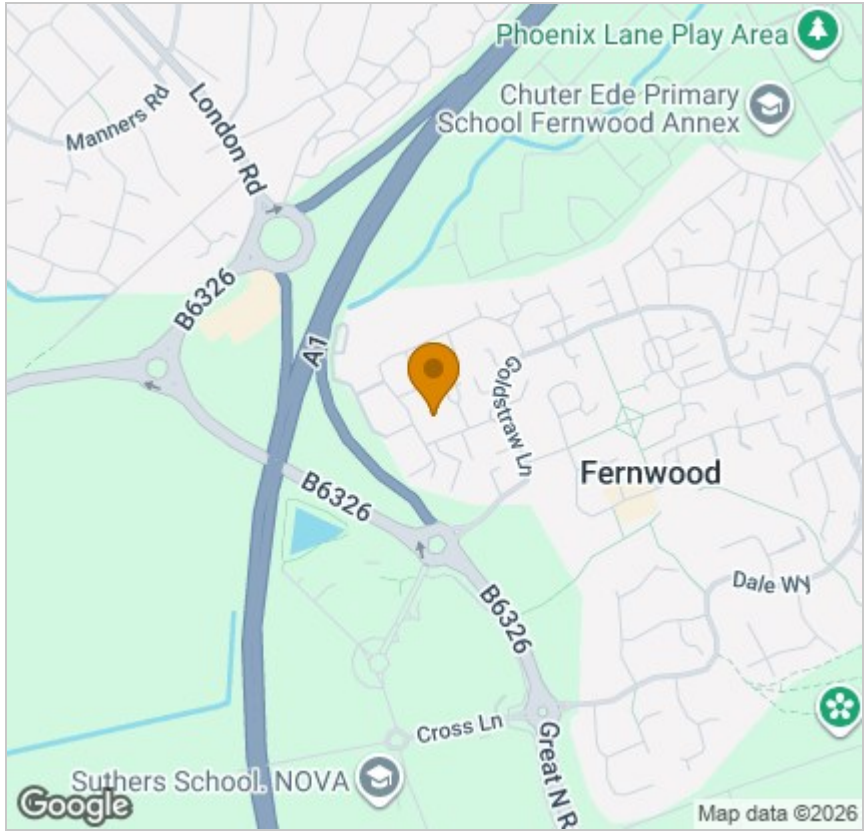
Shower Room
5'6 x 5'2 (1.68m x 1.57m)

WC
5'6 x 2'8 (1.68m x 0.81m)

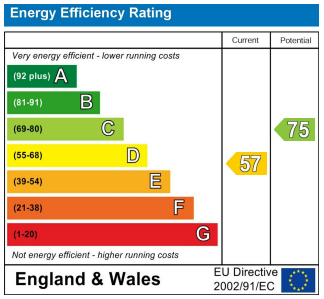
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk https://www.edlinandjarvis.co.uk/