

Boundary Court, Boundary Road, Newark NG24 4EA

william h brown

welcome to

Boundary Court, Boundary Road, Newark

GUIDE PRICE £80,000 - £90,000 QUIET & CONVENIENT. Positioned a stone's throw away from Newark town centre, is this well-presented, first floor apartment is within walking distance to local amenities and benefits from two bedrooms, kitchen, lounge, shower room and off-street communal parking.













Communal Stairwell
The property is accessed via a communal stairwell and shared balcony leading to the front entrance.

Entrance Hall
Having access to the loft.

Kitchen
Fitted with a range of wall and base units with work surfacing over, single drainer stainless steel sink, space for gas cooker, plumbing for washing machine, space for under counter fridge, complete with partly tiled walls, radiator and double glazed window to the front.

Lounge
There is a radiator and double glazed window to the rear.

Bedroom One
There is a built-in wardrobe, radiator and double glazed window to the rear.

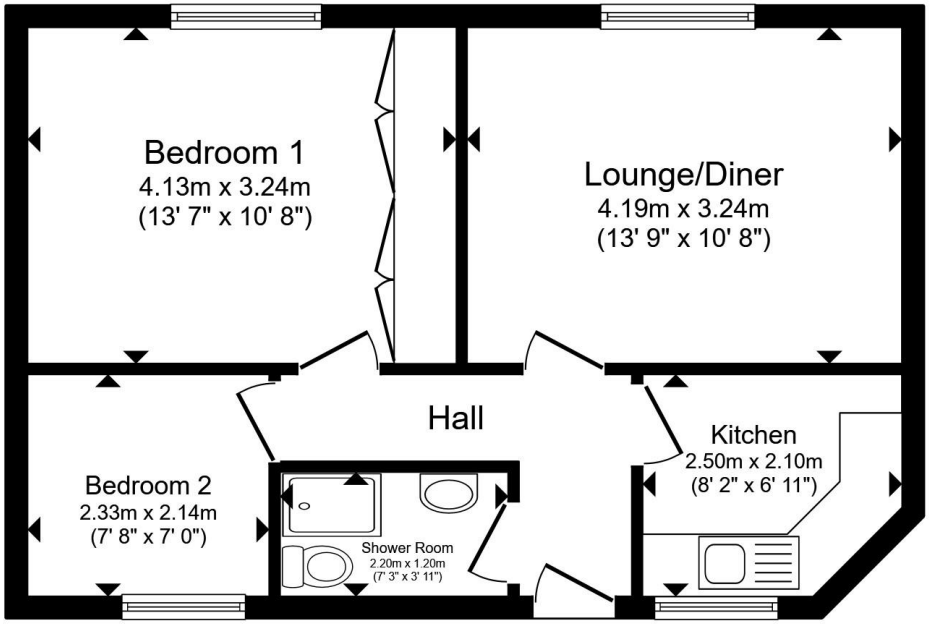
Bedroom Two
Having a radiator and double glazed window to the front.

Shower Room
Fitted with a suite comprising of a double walk-in shower cubicle, wash hand basin, WC, partly tiled walls, radiator, extractor and double glazed obscure window to the front.

Outside
There is a communal green area to the front and resident undesignated parking area.

Lease Information
The tenure of the property is leasehold on a 99-year lease from 29 Sept 1984. There is a current ground rent of £25.00 per annum and a current service charge of approximately £1434.98 per annum. Please note that the current vendor is in the process of extending the lease, ask agent for further details.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan

Total floor area 45.8 m² (493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Boundary Court Boundary Road, Newark

- FIRST FLOOR FLAT
- TWO BEDROOMS
- KITCHEN & LOUNGE
- SHOWER ROOM
- LEASE EXTENSION IN PROGRESS

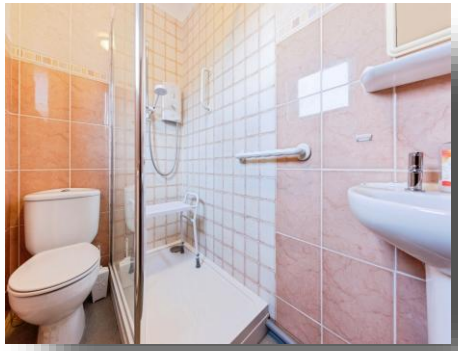
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1434.98
Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000 - £90,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106428 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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