19 Beaufields House The Poppyfields, Collingham, Newark, NG23 7BJ

£175,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A first floor one bedroomed luxury apartment designed for the Over 55s as a new low maintenance home. There are just 22 apartments within this purpose built block incorporating a community lounge, community room, visitor suite and parking with EV point. The original developers, Gusto Homes, are renowned for energy efficient and innovative design. An independent gas fired boiler provides the heating system with panelled radiators. There is a mechanical ventilation with heat recovery system.

The accommodation, which can be accessed by a lift, includes a reception hall with built in cupboard, open plan kitchen and living space with dual aspect and balcony, double sized bedroom with fitted wardrobes and a luxuriously appointed bathroom.

The village of Collingham is an ideal retirement location. Within a short distance of the property are a range of facilities including a Co-operative store, one stop shop, family butchers, hairdressers, doctor's surgery, pharmacy and dentist. The development is close to Collingham railway station with regular services to Lincoln, Newark and Nottingham. There are many social facilities and clubs within the village. The conservation areas and Collingham Cricket Ground are notable local landmarks. Newark is within 6 miles providing easy access to the A1 and A46 trunk roads. Newark Northgate railway station is on the main East Coast line with fast train services to London and York.

ENTRANCE HALL

Intercom system and central heating radiator. Built in cupboard with air source Valiant central heating boiler, storage space and the hot water cylinder.

OPEN PLAN KITCHEN/LIVING SPACE

20'1 x 15' (6.12m x 4.57m)
(11'2 in the kitchen area)

Fitted wall units, base units and working surfaces incorporating a one and a half sink unit and drainer. Integrated electric oven with stainless steel hood, microwave and hob. Integrated dishwasher and fridge freezer. Radiator. A light and airy south and west facing room with a dual aspect and centre opening French doors to a balcony with glass balustrades.

BEDROOM

15'8 x 10'5 (4.78m x 3.18m)
(overall measurements including the door recess)

Built in wardrobe with sliding mirrored doors, radiator.

BATHROOM
8'10 x 5'7 (2.69m x 1.70m)

With 5'7 wide shower screen and chrome fittings with tiled surround. Pedestal basin, low suite WC and heated towel rail.

SERVICES
Mains water, electricity, and drainage are all connected to the property. There is an air source heat pump

SERVICE CHARGE
The current service charge is £175 per month. This covers building insurance, building repairs and maintenance/servicing of the communal areas.

TENURE
The property is Leasehold. Term of 999 years from 1 January 2021.

VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

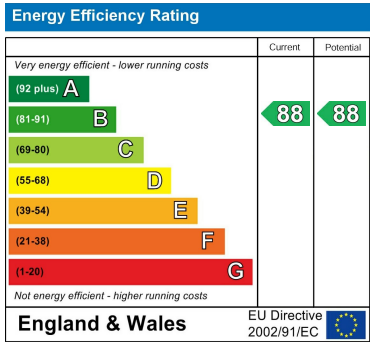
POSSESSION
Vacant possession will be given on completion.

COUNCIL TAX
The property is listed under Newark and Sherwood District Council Tax Band B.

Floor Plan

Approx. 53.5 sq. metres (576.1 sq. feet)
(excluding Balcony)

Total area: approx. 53.5 sq. metres (576.1 sq. feet)



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

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The Property Ombudsman

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