

## **The Poppyfields, Collingham NG23 7BJ**



**GUIDE PRICE £220,000 to £230,000 – STYLISH OVER 55s LIVING!** Designed around EASY, LOW MAINTENANCE LIVING, Beaufields House offers an appealing community setting for the over 55s. Apartment 21 is a superbly presented two bedroom first floor home, centred around an impressive OPEN PLAN lounge/dining/kitchen area, alongside two bedrooms and a well appointed shower room. Double glazing, efficient ground source heating and OFF ROAD PARKING complete the package. A wonderful opportunity – EARLY VIEWING IS ESSENTIAL.

**Guide Price £220,000 to £230,000**







## INTRODUCTION

Beaufields House has been designed as a community for the over 55s who are looking to enjoy a new, low maintenance home. These luxury apartments have been carefully designed to offer all the pleasures of home comforts, without the associated chores and regular grounds maintenance. All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your apartment. As a resident of Beaufields House, you will have full access to excellent communal facilities including a residents' lounge, a hobbies room, the community gardens and community allotments. You will also have access to a visitor's suite which can be pre-booked for overnight guests. There is also a schedule of events and activities organised by residents.

## Situation and Amenities

With just 22 apartments, Beaufields House has been designed as a community for the OVER 55's who are looking to enjoy their free time in a low maintenance home in the vibrant village of Collingham. The village has an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

This spacious 'L' shaped reception hallway provides access to all rooms. The airing cupboard which houses the central heating boiler, together with a further storage cupboard are located here. The hallway has recessed ceiling spotlights and a radiator.

### Bedroom One 15' 5" x 10' 7" (4.70m x 3.22m) (including door recess)

A delightful double bedroom having a window to the rear elevation overlooking the communal gardens. The bedroom has a fitted double wardrobe with sliding mirror doors, two ceiling light points and a radiator.

### Bedroom Two 9' 10" x 9' 7" (2.99m x 2.92m)

A further double bedroom also with a window to the rear overlooking the communal gardens. This bedroom is currently utilised as a dressing room/home office, and has a ceiling light point and a radiator.

### OPEN PLAN LOUNGE/DINING/KITCHEN AREA 20' 1" x 19' 11" (6.12m x 6.07m) (at widest points)

This fabulous 'L' shaped room has windows, and glazed French doors that lead out onto a balcony overlooking the communal gardens. The lounge and dining areas are of sufficient size to accommodate both dining and occasional furniture. The kitchen area is fitted with an excellent range of contemporary base and wall units, with square edge work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven, microwave, fridge, freezer, slim-line dishwasher and washer/dryer. The room has a combination of recessed ceiling spotlights and two pendant light points, and two radiators.

### Shower Room 8' 11" x 5' 7" (2.72m x 1.70m)

This well appointed shower room is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The shower room is complemented with part ceramic tiling to the walls, together with a recessed ceiling spotlight. In addition there is an extractor fan and a heated towel rail.

## MANAGEMENT COMPANY

As a resident of Beaufields House, you automatically become a Shareholder in the Collingham Brook Management Company. This is solely a resident owned Management Company meaning our homeowners decide how their Annual Service Charge is used. You may decide you would like to sit on the board of directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you! As a Shareholder in the resident owned Management Company 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 area. - Necessary insurances for areas outside of your personal ownership. - Fully protected sinking fund. - No exit fees if you decide to leave.

## SERVICES

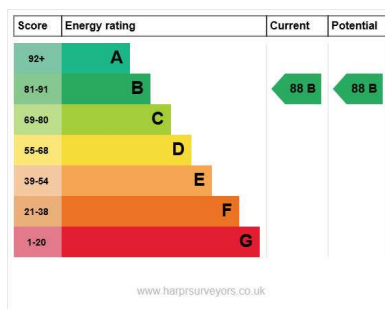
Each apartment is fully electric, being heated via ground source heat pumps which harness natural geothermal heat from under the ground. This heat is also used to provide the hot water. These well insulated apartments with their double glazed patio doors are highly energy efficient. Ventilation fans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

## LEASE/SERVICE CHARGE

We have been informed by the vendor that the property is Leasehold on a 999 year lease from 15 July 2022. The current Service Charge is approximately £174.74 per month.

### Council Tax

The property is in Band B.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

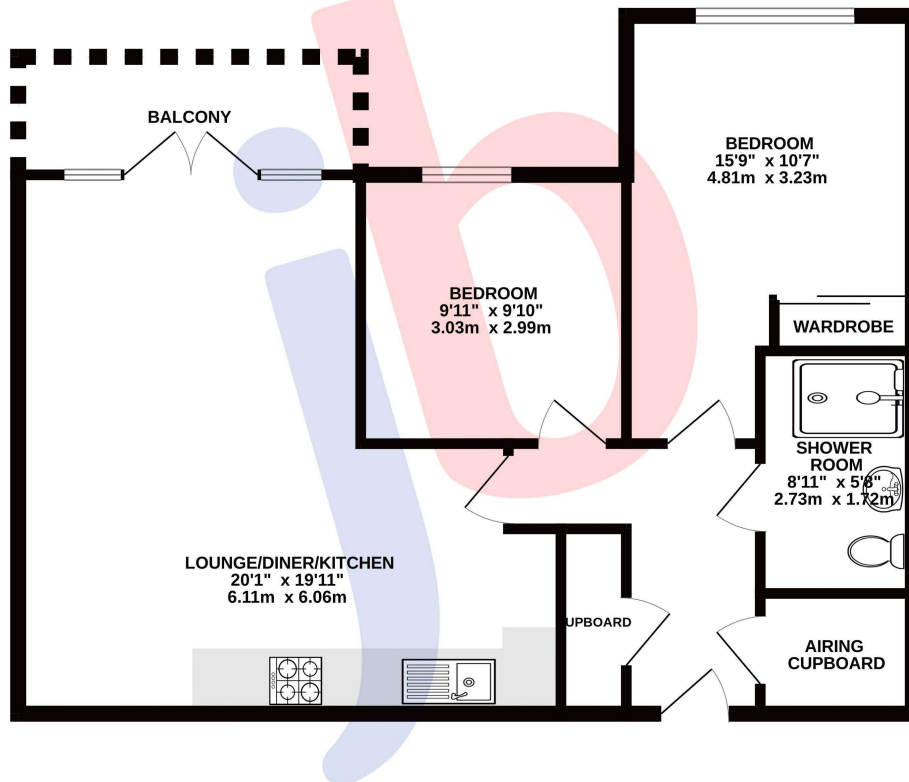
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007686 08 October 2026

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6.0/2020