



£150,000-£160,000

KINGFISHER COURT
EPPERSTONE ROAD
LOWDHAM

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE/DINER
- NO UPWARD CHAIN
- VILLAGE LOCATION
- EPC D



Over 55s First Floor Apartment with Countryside Views

SET WITHIN A SMALL AND WELL-MAINTAINED OVER-55S DEVELOPMENT CLOSE TO THE HEART OF LOWDHAM VILLAGE, THIS WELL-PRESENTED FIRST-FLOOR APARTMENT ENJOYS A DELIGHTFUL OPEN REAR ASPECT WITH FAR-REACHING VIEWS ACROSS NEIGHBOURING FARMLAND.

THE ACCOMMODATION IS APPROACHED VIA A WELCOMING ENTRANCE HALL WITH SECURE DOOR-ENTRY SYSTEM. A PARTICULAR FEATURE OF THE APARTMENT IS THE SPACIOUS DUAL-ASPECT LIVING AND DINING ROOM, PROVIDING PLENTY OF ROOM FOR BOTH SEATING AND DINING FURNITURE WHILE ENJOYING AN ABUNDANCE OF NATURAL LIGHT. THE FITTED KITCHEN OFFERS A RANGE OF WALL AND BASE UNITS WITH COMPLEMENTARY WORK SURFACES AND BENEFITS FROM AN INTEGRATED FRIDGE FREEZER.

THERE IS A DOUBLE BEDROOM, BENEFITING FROM A RANGE OF FITTED WARDROBES AND ADDITIONAL BUILT-IN FURNITURE, TOGETHER WITH AN ATTRACTIVE OUTLOOK ACROSS THE SURROUNDING COUNTRYSIDE.

THE SHOWER ROOM IS FITTED WITH A MODERN SUITE COMPRISING A WALK-IN SHOWER ENCLOSURE, WC AND WASH BASIN, COMPLEMENTED BY FITTED STORAGE.

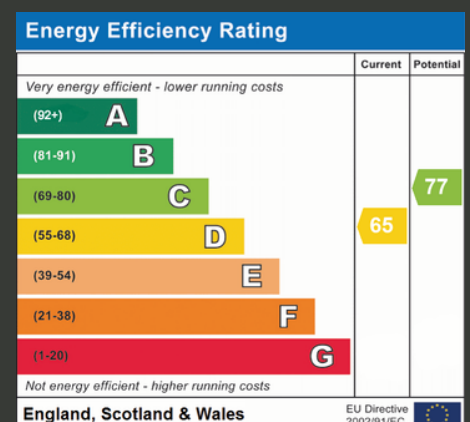
RESIDENTS ALSO HAVE THE USE OF A COMMUNAL CONSERVATORY, PROVIDING A WONDERFUL ADDITIONAL SPACE TO RELAX WHILE OVERLOOKING THE BEAUTIFULLY MAINTAINED COMMUNAL GARDENS AND OPEN FIELDS BEYOND.

EXTERNALLY, THE DEVELOPMENT BENEFITS FROM RESIDENT PARKING AND ATTRACTIVE COMMUNAL GARDENS, WITH THE OPEN COUNTRYSIDE OUTLOOK CREATING A PARTICULARLY PEACEFUL SETTING.

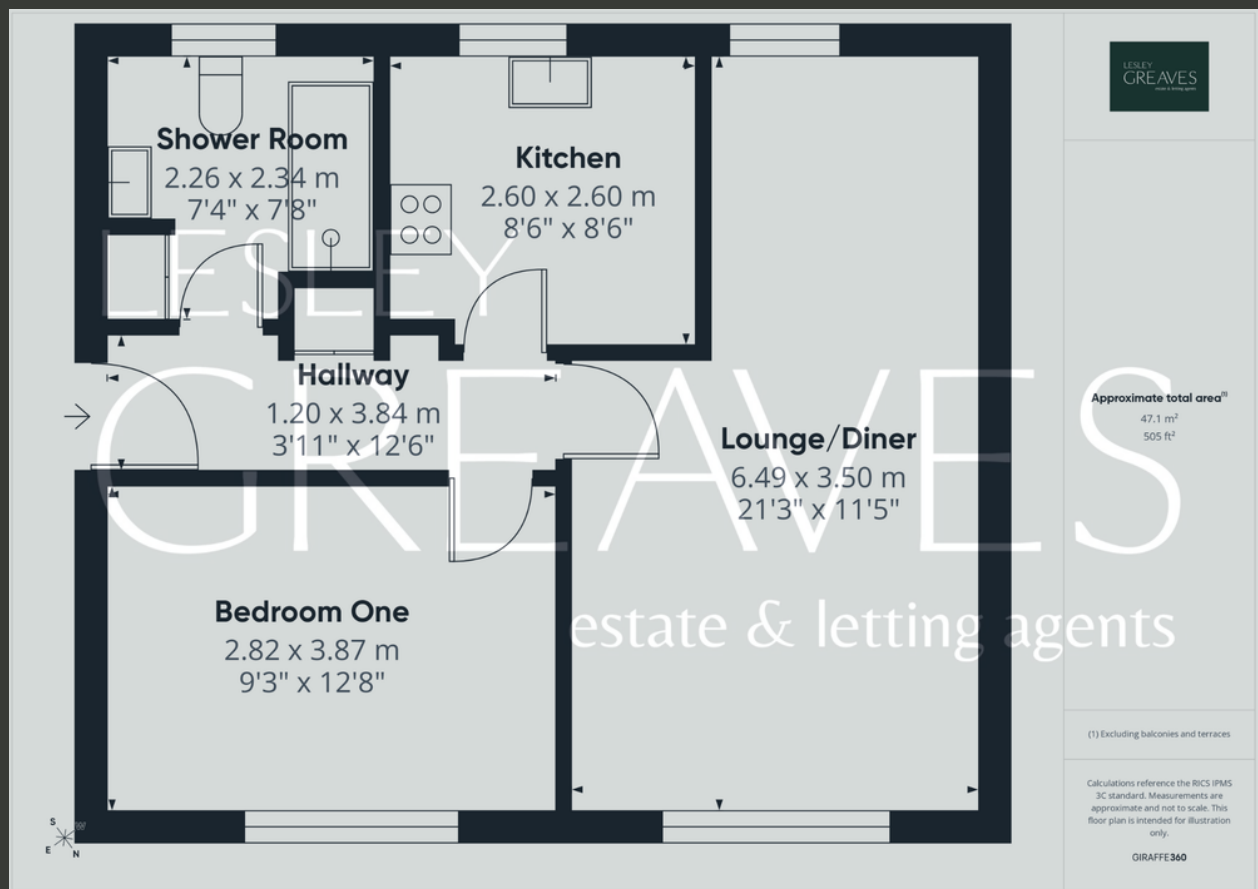
CONVENIENTLY POSITIONED FOR THE AMENITIES AND TRANSPORT LINKS AVAILABLE WITHIN LOWDHAM VILLAGE, THIS OVER-55S APARTMENT COMBINES VILLAGE LIVING WITH BEAUTIFUL COUNTRYSIDE VIEWS AND LOW-MAINTENANCE ACCOMMODATION. CASH BUYERS ONLY DUE TO THE REMAINING LEASE LENGTH.

LEASE LENGTH 99 YEARS FROM 1ST AUGUST 2000 (73 YEARS REMAINING)
MONTHLY GROUND RENT & SERVICE CHARGE £105

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; NEWARK AND SHERWOOD COUNCIL
- COUNCIL MEASUREMENTS; 110 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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