00



31 Moorfield Court

Southwell, NG25 0LW

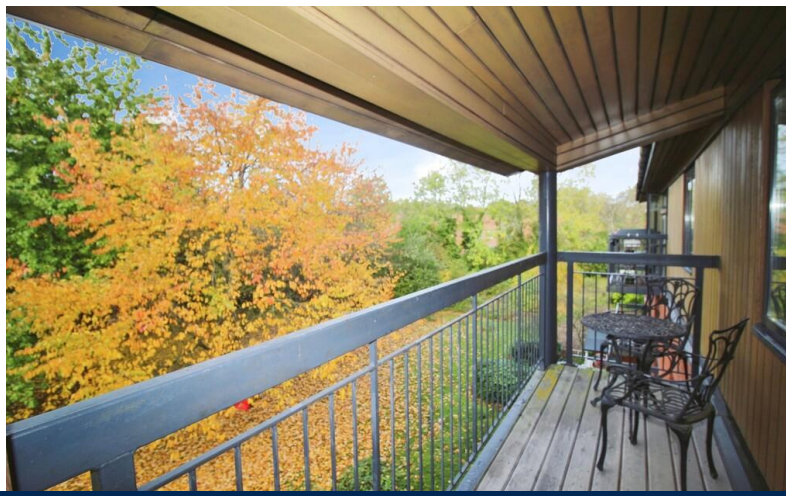
Book a Viewing!

£140,000

75% Shared Ownership

No Onward Chain - Well appointed Second Floor Apartment offering views to the rear of the complex and side aspect and situated in the highly regarded over 55s complex of Moorfield Court. Offering secure independent living within a close community and set within communal grounds with communal car parking. Pull cords are fitted to each room with an entry phone system. The apartment comprises, Entrance Hall, Lounge/Diner, Kitchen, Balcony, Bedroom and Shower Room. There are communal seating areas, coffee areas, events and activities within the building if you choose to socialise with other residents as well as a guest room for visitors, an on-site laundry, hairdressing salon, WIFI, a lift for accessibility and CCTV for peace of mind.





31 Moorfield Court, Southwell, NG25 0LW

LOCATION
The apartment complex stands in an advantageous location to the southern edge of Southwell being just over half a mile / approx. a 15 minute walk into the very heart of the well served and hugely desirable town. There is also a bus service in to the centre of town and Newark with a nearby stop on the adjacent Nottingham Road. Southwell offers a wide range of facilities and amenities whilst retaining great charm and character and is one of the most highly regarded places to reside in the East Midlands.

MOORFIELD COURT
There are communal seating areas, coffee areas, events and activities within the building if you choose to socialise with other residents as well as a guest room for visitors, an on-site laundry, hairdressing salon, WIFI, a lift for accessibility and CCTV for peace of mind.

COMMUNAL ENTRANCE
With key fob entry system allows access to the internal stairs and lift.

ENTRANCE HALL
6' 10" x 7' 2" (2.08m x 2.18m) Hardwood entrance door giving access to the entrance hall, with radiator, double cupboard and panic pull cord.

LOUNGE/DINER
14' 10" x 12' 7" (4.52m x 3.84m) With double glazed window to the side and rear aspects, radiator, log burner effect electric heater, entry phone, panic pull cord and double glazed door to balcony.

KITCHEN
6' 7" x 11' (2.01m x 3.35m) With a range of wall and floor mounted units, roll top work surfaces with inset stainless steel single drainer sink unit, space for fridge freezer, plumbing for washing machine or dishwasher, electric oven and electric hob with an extractor over.

BALCONY
4' x 12' 8" (1.22m x 3.86m) With view over the rear of the complex.

BEDROOM
10' 2" x 11' (3.1m x 3.35m) With double glazed window to the rear aspect, radiator, range of fitted wardrobes, entry phone and panic pull cord.

SHOWER ROOM
6' 10" x 6' 9" (2.08m x 2.06m) With walk-in shower, wash hand basin, low level WC, panic pull cord and airing cupboard with shelving.

OUTSIDE
The complex benefits from visitor parking and communal gardens.

LEASEHOLD INFORMATION
Length of Lease - 189 years.

Years Remaining on Lease - 168 years.

Annual Ground Rent - £1,344.00

Service Charge Amount - £384.46 pcm.

Service Charge and Ground Rent Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Electric heating.

EPC RATING – C.

COUNCIL TAX BAND – B (Newark and Sherwood District Council).

TENURE - Leasehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask fc Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

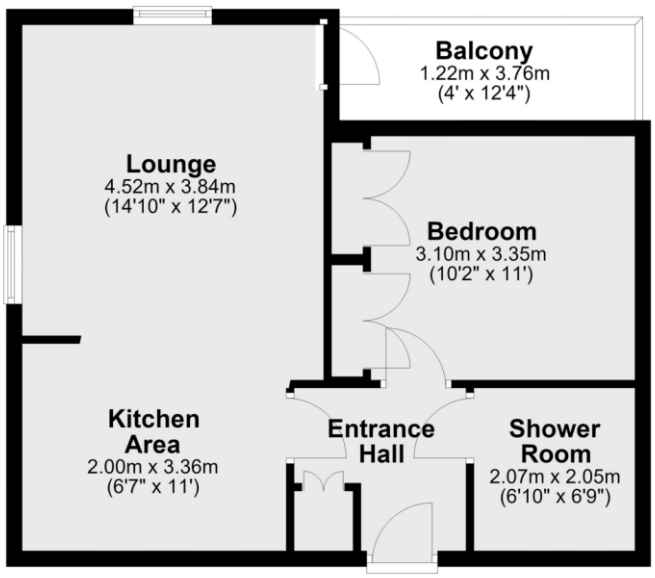
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



For Illustration Purposes Only

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman