

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

£175,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A beautifully designed first-floor luxury one-bedroom luxury apartment, forming part of an exclusive development of just 22 homes, specifically designed for the over-55s. Built by renowned developers Gusto Homes, the development combines modern, energy-efficient design with low-maintenance living. Residents benefit from a communal lounge, community room, visitor suite and allocated parking with EV charging provision. Further benefits include independent gas central heating and 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.

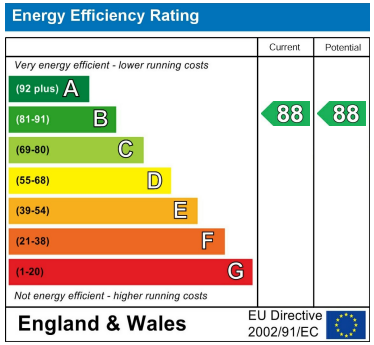
Floor Plan

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



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







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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

RICS

The Property Ombudsman

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