



EDLIN & JARVIS  
ESTATE AGENTS



62 Grange Road

Newark, NG24 4LT

Guide Price £110,000



# 62 Grange Road

Newark, NG24 4LT

\*\*\*TURNKEY READY\*\*\* Guide Price £110,000 to £120,000

This two double bedroom first-floor flat offers a fantastic opportunity for both first-time buyers looking to step onto the property ladder and savvy investors seeking a high-yield addition to their portfolio.

Marketed at £110,000, the property boasts an impressive potential rental yield of 7.5% – 8%. Peace of mind comes standard here, with a new boiler installed in October 2024 and exceptionally low holding costs, including a service charge of approximately £250 per annum and ground rent at just £10 per year.

### Property Highlights:

**Downstairs Versatile Storeroom:** Could be used as a store, drying room or made into an office.

**Spacious Lounge:** A bright and airy primary living area featuring neutral décor, and a focal fireplace. There is ample room for both a substantial seating area and a dining set.

**Modern Kitchen:** A well-appointed galley-style kitchen with sleek cabinetry, butcher-block style worktops, and a classic subway tile backsplash. It comes equipped with an integrated oven, hob, dishwasher and dedicated space for laundry appliances.

### Bedrooms & Bathroom

**Two Double Bedrooms:** Both bedrooms are generously proportioned doubles. The primary bedroom features large windows allowing for plenty of natural light, while the second bedroom offers versatility as a guest room or a spacious home office.

**Shower Room:** A clean, fully tiled suite featuring a walk-in shower, pedestal wash basin, and a bright, fresh atmosphere.

### External Features

**Private Garden:** Unlike many flats, this property benefits from its own low-maintenance rear garden space—ideal for summer BBQs and outdoor relaxation. There is also a residents parking area providing off road parking.

Located in a popular area of Newark, this property is close to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike.





Agent's Note: With the recent boiler upgrade and incredibly low annual charges, this flat is "turn-key" ready. Its spacious layout and private garden make it highly desirable for the local rental market.

#### Entrance Hall

#### Store Room

9'3 x 6'7 (2.82m x 2.01m)  
Max measurements

#### First Floor

#### Lounge Diner

15'4 x 14'5 (4.67m x 4.39m)  
max measurements

#### Kitchen

12'5 x 7'5 (3.78m x 2.26m)

#### Bedroom One

13'0 x 10'6 (3.96m x 3.20m)

#### Bedroom Two

13'0 x 9'3 (3.96m x 2.82m)

#### Shower Room

6'5 x 5'5 (1.96m x 1.65m)



## Floor Plan



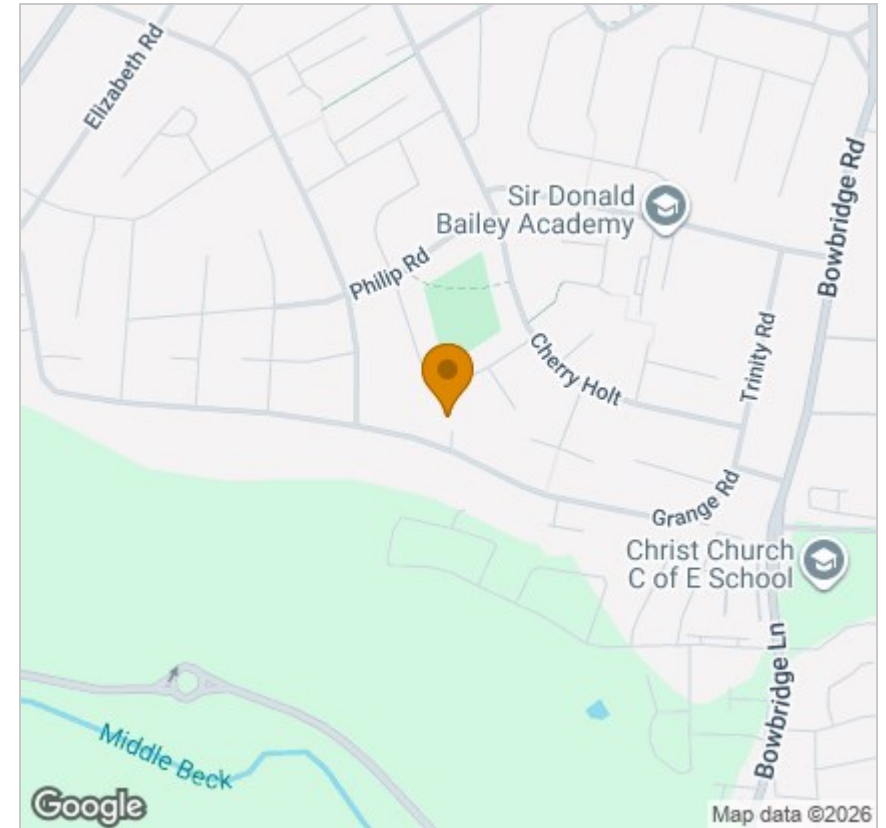
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

