

**Wolfit Avenue, Balderton Newark NG24 3PQ**



**welcome to**

**Wolfit Avenue, Balderton Newark**

NO ONWARD CHAIN! This ground floor apartment is ideally located in the sought after village of Balderton, which is situated in a convenient location and briefly comprises of an entrance hall, kitchen, lounge, double bedroom and bathroom.



**Entrance Hall**

Having a radiator.

**Lounge**

There is a radiator and double glazed window.

**Kitchen**

Fitted with a range of units with work surfacing over, tiled splashbacks, single drainer stainless steel sink with mixer tap, electric cooker, gas hob, plumbing for washing machine, storage cupboard, space for fridge freezer and double glazed window.

**Bedroom One**

There is a radiator and double glazed window.

**Bathroom**

Fitted with a bath with shower over, wash hand basin, WC, heated towel rail, partly tiled walls, extractor and double glazed window.

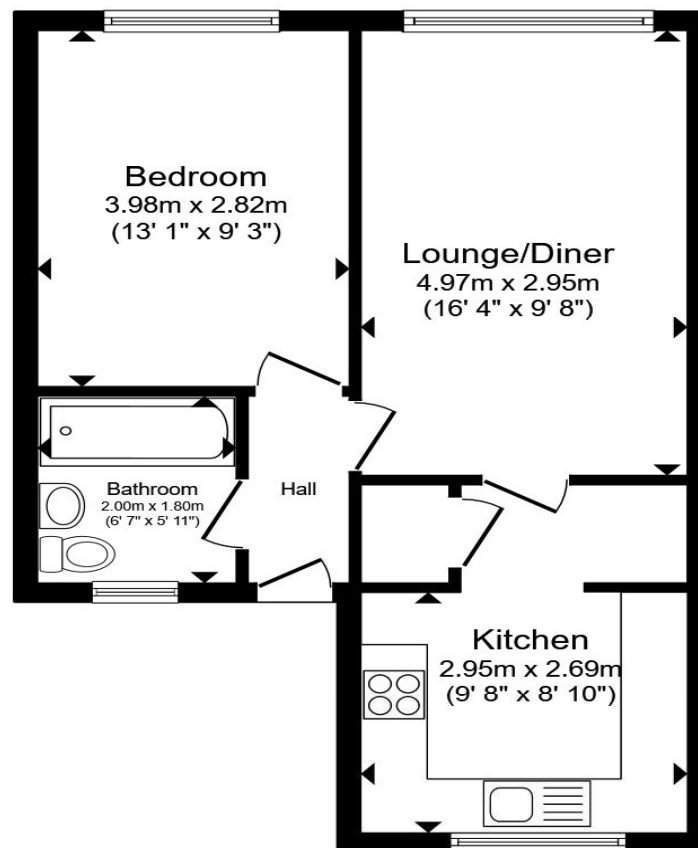
**Outside**

Outside there is a shared courtyard garden.



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**Total floor area 44.5 m<sup>2</sup> (478 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Wolfit Avenue, Balderton Newark**

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- KITCHEN
- SPACIOUS LOUNGE
- COMMUNAL GARDEN

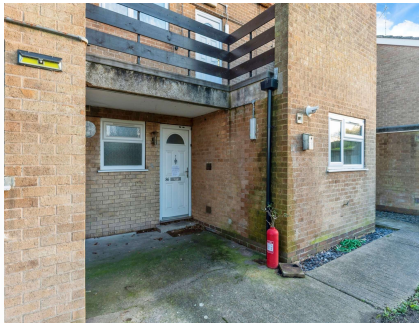
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106408 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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