



Willow Road, Balderton



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OIRO £80,000



## Key Features

- Ground Floor Flat
- One Double Bedroom
- Spacious Lounge/Diner
- Kitchen & Bathroom
- Allocated Parking Space
- Private Low Maintenance Garden
- No Onward Chain
- Council Tax Band: A
- EPC Rating: C
- Tenure: Leasehold



MARKETED WITH NO CHAIN Representing a brilliant first time or investment purchase, this well-maintained GROUND FLOOR flat enjoys its own PRIVATE GARDEN and ALLOCATED PARKING SPACE. Conveniently located within walking distance of Balderton Lake, this home also benefits from ease of access into Newark town centre and those needing to commute on the A1. The property's accommodation comprises: entrance hall, spacious lounge/diner with useful storage cupboard, generous double bedroom and inner lobby with access to a family bathroom suite and kitchen with provision for a free-standing cooker.

Outside, the property has a low maintenance private garden which is partially paved with a gravelled area, with access to an external store. A gate opens through to an allocated parking space which is found at the front of the property. Other features include UPVC double glazing and electric heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### Lease Details

Years Remaining on Lease - 120 years from 1 October 1982, approximately 76 years remaining.  
Current Ground Rent - £25 per annum  
Current Buildings Insurance per annum - Approximately £400

#### Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 3'1" x 2'11" (0.9m x 0.9m)

Lounge/Diner 16'7" x 9'3" (5.1m x 2.8m)

maximum measurements

Inner Lobby 2'9" x 2'9" (0.8m x 0.8m)

Kitchen 9'11" x 5'7" (3m x 1.7m)

Double Bedroom 11'9" x 10'2" (3.6m x 3.1m)

maximum measurements

Bathroom 5'9" x 5'7" (1.8m x 1.7m)

External Store 3'1" x 2'5" (0.9m x 0.7m)

#### Services

Mains electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Anti-Money Laundering Regulations

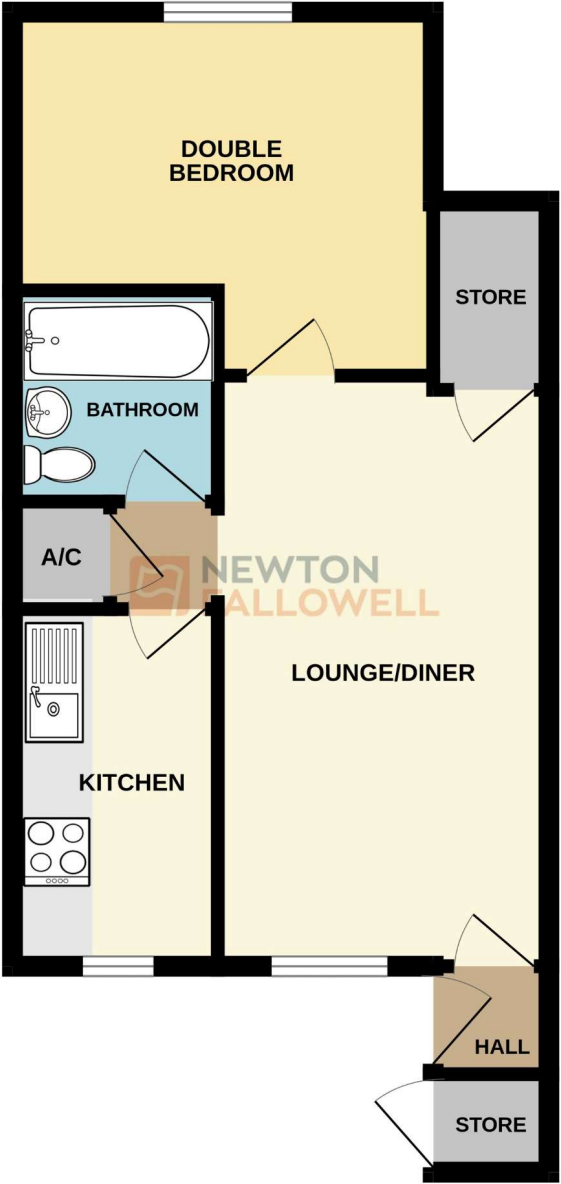
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

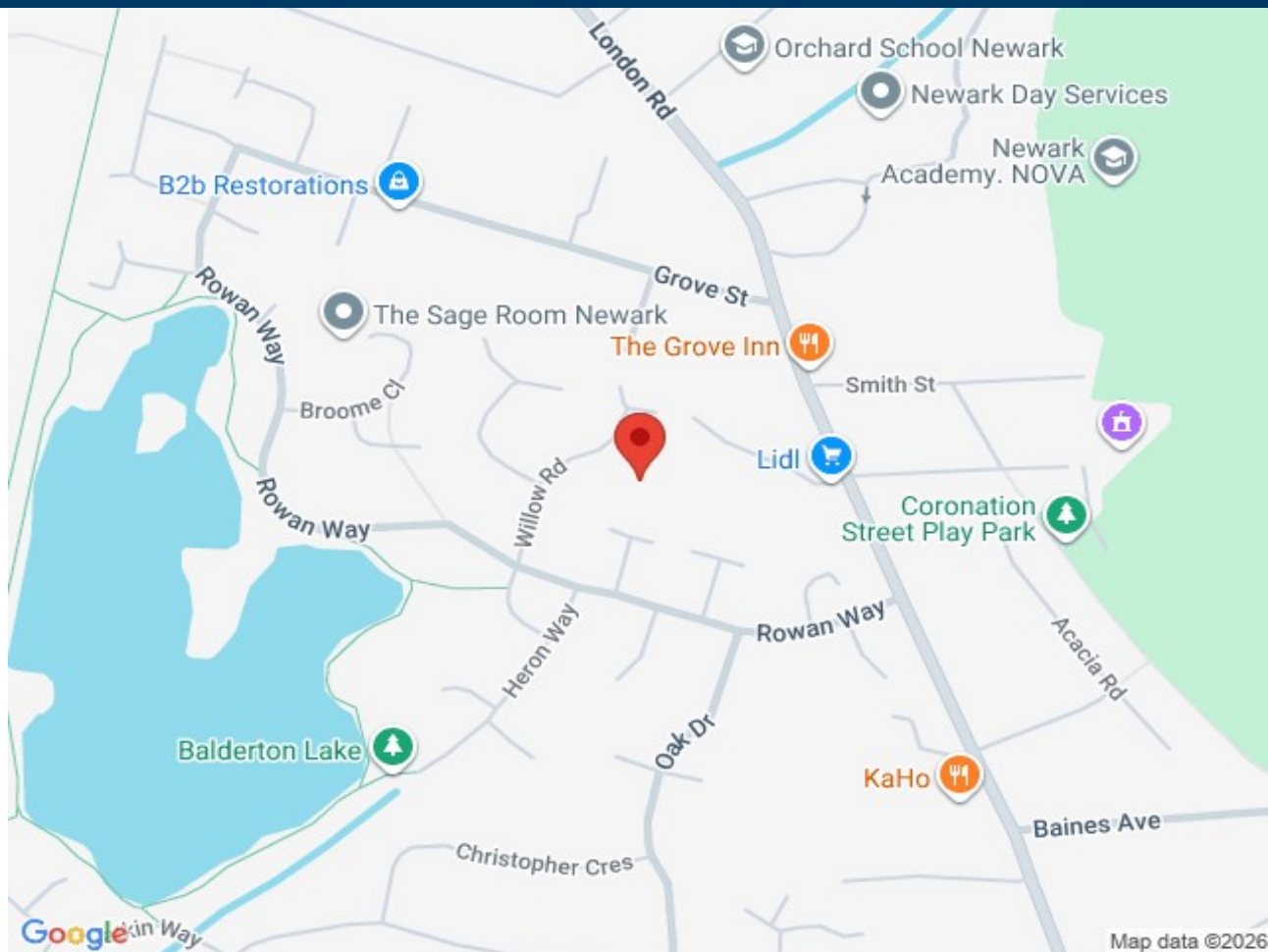
#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

