



## St. Stephens Road

Ollerton, Newark, NG22 9WF

**£125,000**



Nestled on St. Stephens Road in the charming town of Ollerton, Newark, this delightful first-floor flat offers a perfect blend of comfort and convenience. The property boasts a modern design that caters to contemporary living.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in today's busy world. The location itself is a gem, with easy access to local amenities, parks, and transport links, making it an excellent choice for both first-time buyers and those looking to downsize.

This flat is not just a place to live; it is a home that offers a comfortable lifestyle in a friendly community. Whether you are seeking a peaceful retreat or a base to explore the surrounding areas, this property is sure to meet your needs. Do not miss the opportunity to make this lovely flat your own.



## Description

An immaculate first floor two bedroom apartment with a lounge, kitchen / diner, bathroom and allocated parking located on a popular residential estate close to woodland walks.

## Entrance

The apartment is entered through its own access from the ground floor leading to the first floor.

## Landing

Leading up the stairs across the carpeted landing with a white spindle stair case, airing cupboard and access to all rooms.

## Kitchen / Diner 11'7" x 7'2" (3.55m x 2.20m)

Open plan from the lounge the kitchen comprises of white wall and base units, black onyx effect worktops, four ring gas hob, chimney style extractor, fan assisted oven and grill, integrated washing machine and a space for a free standing fridge / freezer, vinyl floor and recess lighting. The combi boiler is discretely located in the kitchen.

## Lounge 11'7" x 10'8" (3.55m x 3.26m)

A rear facing lounge with carpet, radiator with TRV, tv point and a centre ceiling light.

## Bedroom One 11'7" x 9'3" (3.55m x 2.83m)

A double bedroom rear facing with carpet, radiator with TRV, electric sockets and ceiling light.

## Bedroom Two 9'10" x 7'0" (3.00m x 2.15m)

A front facing bedroom with a white Georgian cross style window, carpet and radiator.

## Bathroom 7'0" x 5'6" (2.15m x 1.70m)

The bathroom comprises of a white three piece suite; bath with a gravity fed shower over and glass shower screen, wc and hand basin, part tiled walls, non slip flooring, extractor and recess lighting.

## Additional Information

This property is ideal for low maintenance living as there is no garden with this property. An allocated parking bay is available with a charge of £110 per annum.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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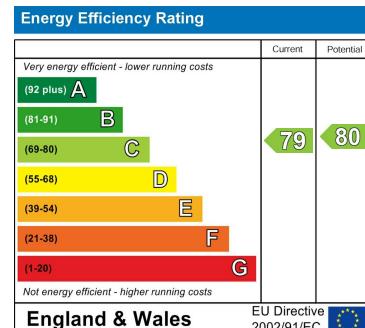
## Area Map



## Floor Plans



## Energy Efficiency Graph



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