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ESTATE AGENTS



62 Grange Road  
Newark, NG24 4LT

Guide Price £100,000



# 62 Grange Road

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\*\*\*TURNKEY READY\*\*\* Guide Price £100,000 to £110,000

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



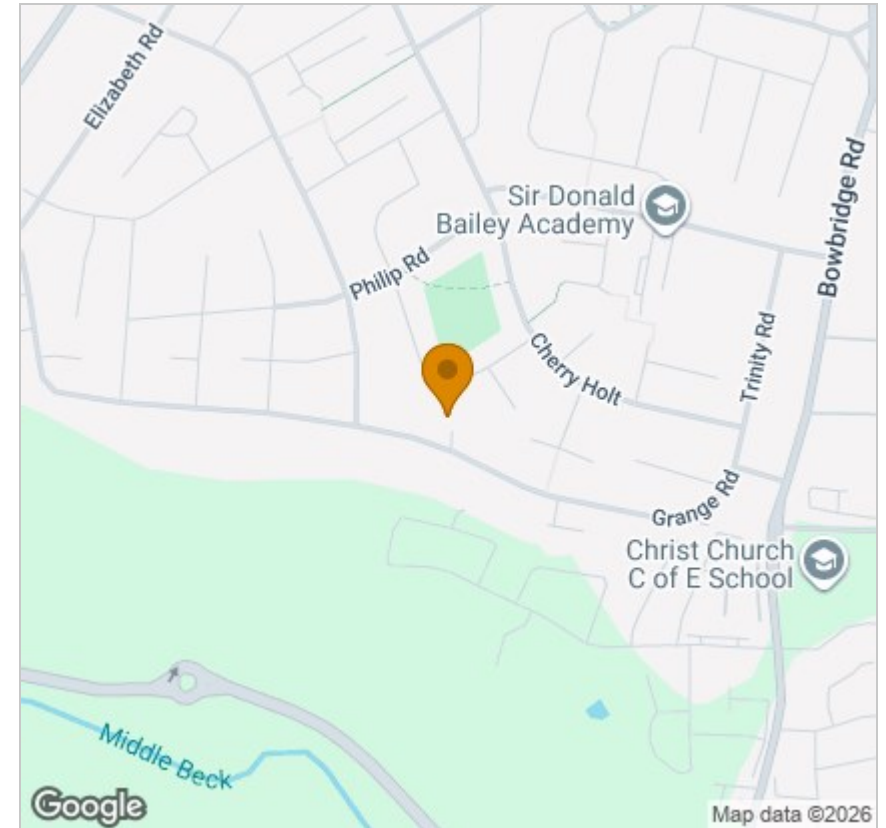
## Viewing

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

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## Area Map



## Energy Efficiency Graph

