



Johnsons Road, Fernwood

Guide Price £110,000 to £120,000



Johnsons Road

Fernwood, Newark

MARKETED WITH NO CHAIN Superbly maintained, this modern top floor apartment is located in the heart of the popular Fernwood village with local amenities close to hand as well as superb transport links including the A1.

Having the unusual benefit of a SINGLE GARAGE & DRIVEWAY, this spacious apartment would make an ideal first time buy, investment or lock up and leave.

The apartment is accessed via a communal entrance and stairwell, with the property's accommodation comprising: entrance hallway, spacious lounge/diner with Juliet balcony, kitchen with appliances to include a four ring gas hob, electric oven and fridge/freezer, family bathroom suite, and two DOUBLE bedrooms, both of which having fitted wardrobes and the main bedroom also having an ensuite shower room.

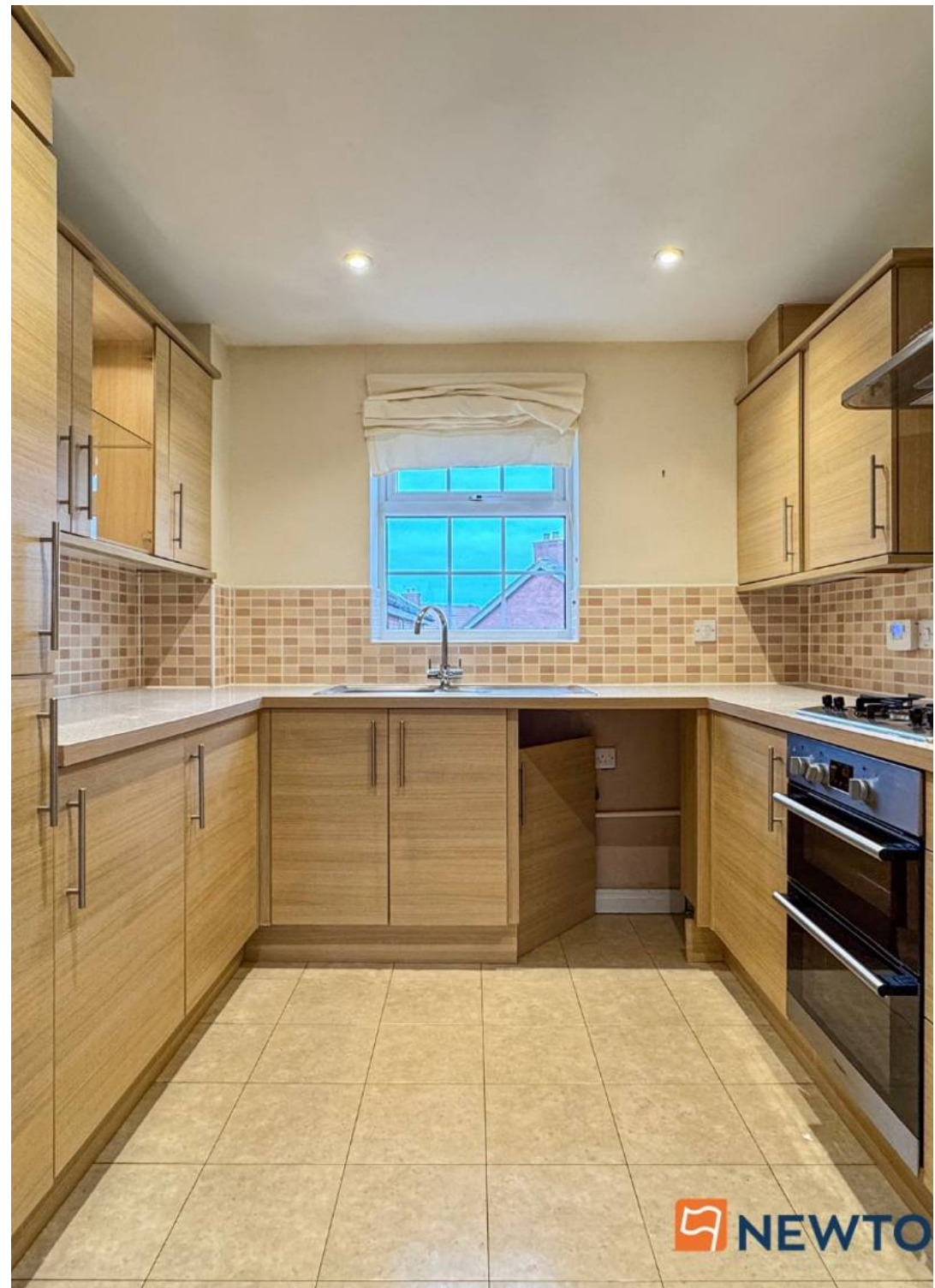
Outside, there is a small lawned communal garden with the garage and driveway found in a neighbouring coach house block. Other features of this home include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Lease Details

Management Company - Centrick Building & Estate
 Management Years Remaining on Lease - 999 years from 1
 September 2006, 981 Years remaining Current Ground Rent
 per annum - £165.87 Current Service Charge per annum -
 £1,664.50 Buildings insurance is included in the service charge.

Lounge/Diner

14' 6" x 13' 9" (4.42m x 4.19m)

Kitchen

8' 10" x 8' 7" (2.69m x 2.62m)

Bedroom One

14' 7" x 9' 9" (4.45m x 2.97m)
 maximum measurements

Ensuite

5' 11" x 5' 6" (1.80m x 1.68m)
 maximum measurements

Bedroom Two

9' 3" x 8' 7" (2.82m x 2.62m)
 maximum measurements

Bathroom

8' 9" x 8' 7" (2.67m x 2.62m)
 maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 653 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agents 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.





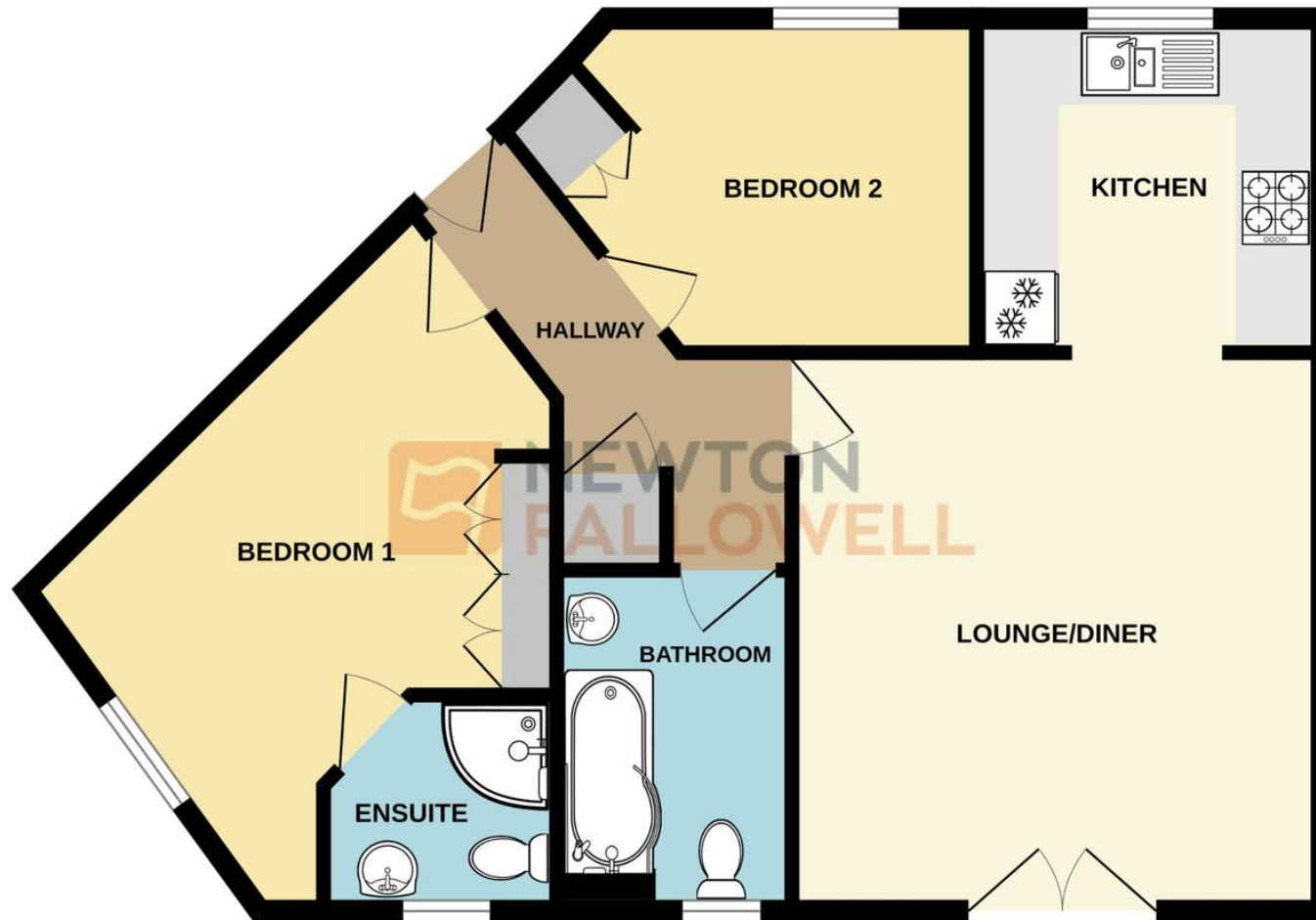
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we 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.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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