

Gilberts Field, North Muskham Newark NG23 6NE

william h brown

welcome to

Gilberts Field, North Muskham Newark

25% SHARED OWNERSHIP A well-presented two-bedroom home offering living room, kitchen diner and downstairs WC plus two bedrooms and a bathroom to the first floor. Externally, the property boasts a rear garden and allocated parking!













Entrance Hall
Having a radiator.

Living Room
There is a radiator and double glazed windows to the front and side.

Kitchen Diner
Part tiled kitchen with fitted appliances, oven with electric hob, stainless steel sink and drainer, built in storage, radiator, door to the rear and double glazed window to the side.

Wc / Cloakroom
WC, wash hand basin, radiator and obscured double glazed window to the side.

First Floor Landing
Built in storage and radiator.

Bedroom One
Built in storage and double glazed windows to the front and side.

Bedroom Two
Radiator and double glazed windows to the side and rear.

Bathroom
Part tiled bathroom with WC, wash hand basin, bath with shower over, extractor, built in storage and double glazed window to the side

Outside Front
The front of the property is very low maintenance with block paving, steps leading to the front door, planting to the front and side. There is also side gate access to the rear garden.

Rear Garden
A beautifully landscaped enclosed rear garden with timber fencing, paved patio, shed, timber pergola, laid to lawn and planting.

Agents Note One
Current rent on 75% - £366.74pcm. Current service charge - £48.97pcm

Agents Note Two
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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.focalagent.com

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Gilberts Field, North Muskham Newark

- 25% SHARED OWNERSHIP
- TWO BEDROOMS
- TERRACED HOUSE
- VILLAGE LOCATION
- REAR GARDEN

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 48.97
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106595 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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