



1 Sherwood Lodge North Drive

Fernwood, Newark, NG24 3JX

Guide Price £110,000 to £120,000



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*****TWO DOUBLE BEDROOMS ON THE GROUND FLOOR***** Guide Price £110,000 to £120,000

An excellent opportunity to acquire a bright and deceptively spacious two double bedroom ground floor flat, situated in the highly desirable and modern village community of Fernwood, Newark. Offering an incredibly long 161-year remaining lease, zero ground rent, and a highly competitive monthly maintenance fee (approx £80 per month), this property represents a fantastic, stress-free purchase for first-time buyers, downsizers, or savvy buy-to-let investors.

The Accommodation

The property is accessed via a welcoming central entrance hall that seamlessly links the entire accommodation. The heart of the home is the spacious lounge, bathed in natural light and offering a versatile layout for both relaxing and dining. The dedicated breakfast kitchen is smartly fitted with plenty of cabinetry and counter space, plus room for a breakfast table for morning coffee.

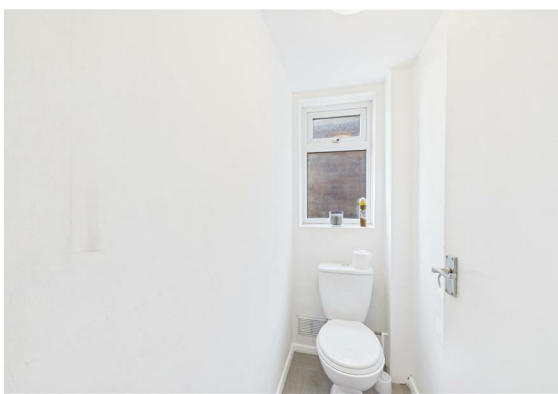
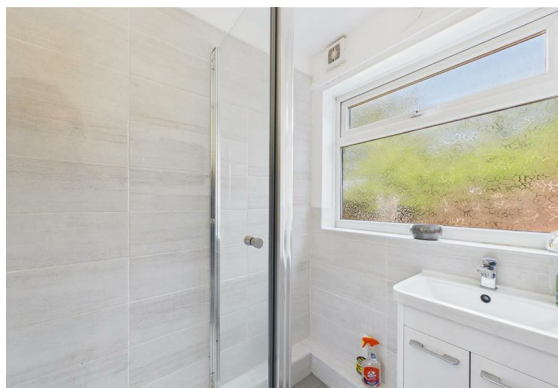
Both bedrooms are comfortable doubles, avoiding the compromise of a small box room. Serving the bedrooms is a clean, modern shower room alongside a highly convenient separate WC.

External & Grounds

Externally, the property benefits from full access to the communal gardens, offering a space to relax without the burden of intense garden maintenance. Residents also enjoy stress-free parking via the communal off-road parking area.

The Fernwood Lifestyle: Schools, Amenities & Transport

Fernwood is a thriving, self-contained village development that blends modern convenience with a friendly community atmosphere, located just three miles south of the historic market town of Newark-on-Trent.





Education & Schools

Fernwood is highly sought after by families due to its excellent, modern educational facilities right on the doorstep:

Primary: Chuter Ede Primary School (Fernwood site) is located directly within the village, highly regarded and within easy walking distance.

Secondary: The Suthers School is a state-of-the-art secondary school built right in Fernwood (opened 2020), offering fantastic modern facilities for older children.

Local Amenities

You rarely have to leave the village for your day-to-day needs. Fernwood boasts:

A local convenience store, a cosy micropub, a veterinary surgery, and a popular village hall hosting regular clubs and classes.

Generous green spaces, including a nature trail, an outdoor trim trail, a children's play area, and tennis courts.

Major shopping amenities (including large supermarkets) are less than a 10-minute drive away in Newark or New Balderton.

Transport Links

Commuting and travelling are exceptionally easy from this location:

Positioned instantly off the A1 and A46, providing rapid road links.

By Rail: Newark Northgate railway station is roughly 10 minutes away by car, providing a direct, high-speed main line service straight into London King's Cross in just 75 to 90 minutes. Newark Castle station offers easy regional routes to Nottingham and Lincoln.

By Bus: Regular, daily bus services (including the NCT Pathfinder 90) run directly through Fernwood, connecting residents cleanly to Newark bus station and Nottingham city centre.

Entrance Hall

Lounge

15'9 x 11'3 (4.80m x 3.43m)

Breakfast Kitchen

12'4 x 7'8 (3.76m x 2.34m)

Bedroom One

11'3 x 10'4 (3.43m x 3.15m)

Bedroom Two

10'7 x 9'1 (3.23m x 2.77m)

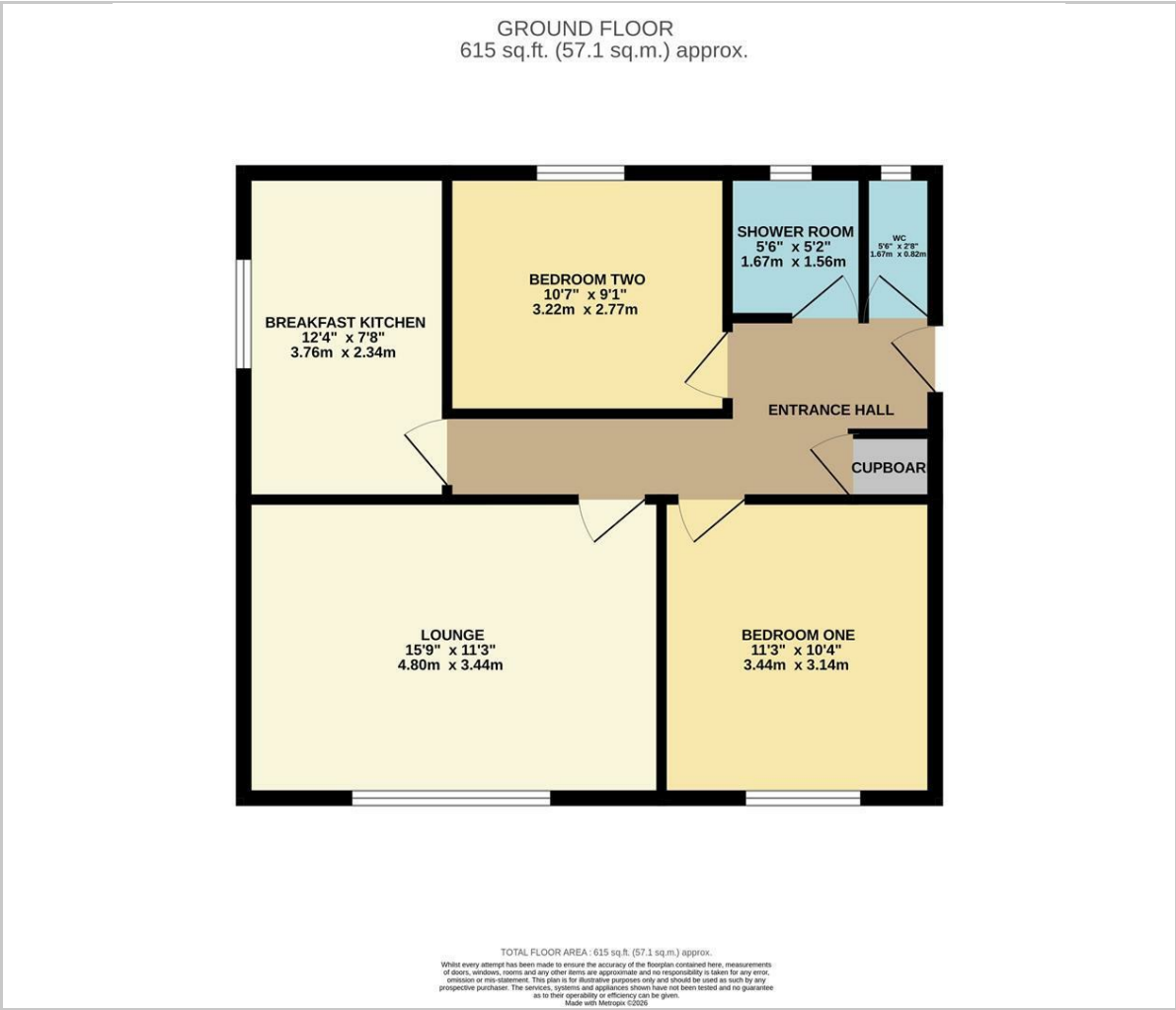
Shower Room

5'6 x 5'2 (1.68m x 1.57m)

WC

5'6 x 2'8 (1.68m x 0.81m)

Floor Plan



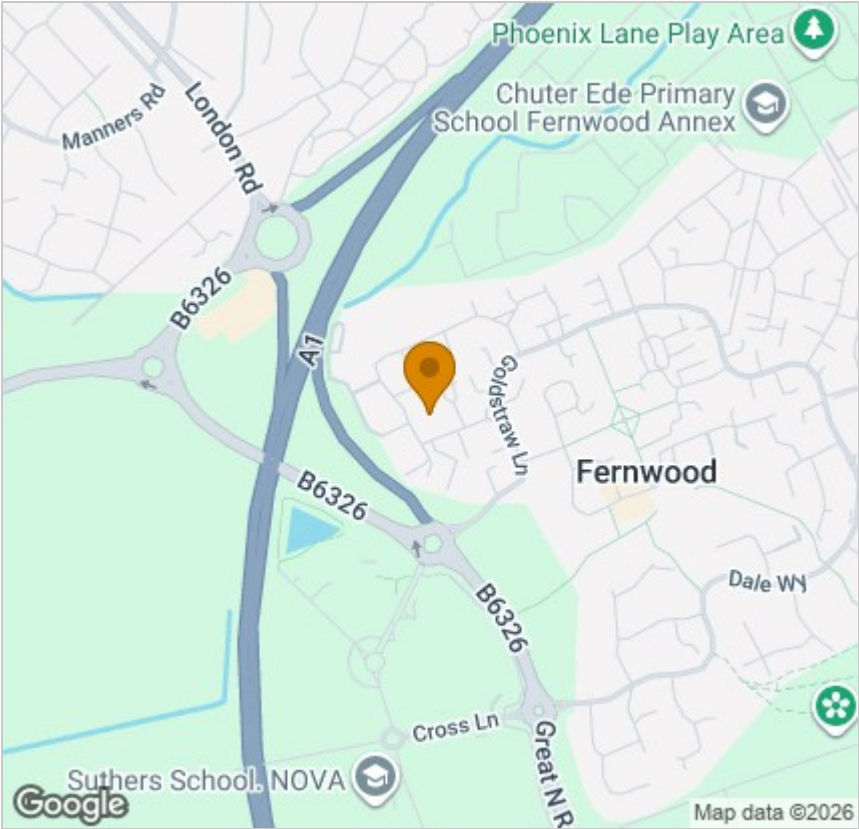
Viewing

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

