



Goldstraw Lane, Fernwood
Asking Price £125,000



Goldstraw Lane

Fernwood, Newark

Perfectly suited to first-time buyers, this beautifully presented maisonette apartment enjoys a convenient position within the popular village of Fernwood, offering a range of local amenities close by, together with excellent transport links to Newark town centre and the A1. Having undergone a programme of thoughtful improvements in recent years, the property benefits from a stylish upgraded kitchen and bathroom, along with updated flooring, creating a home that is ready to move straight into and enjoy.

The property's immaculate accommodation is accessed via a private entrance hall, providing useful storage space and stairs rising to the first floor. A generous landing welcomes you into the home and leads to a spacious lounge, offering a comfortable setting for both relaxing and entertaining. The recently fitted dining kitchen is well equipped with a range of modern units and appliances to include a four-ring gas hob and electric oven, while providing space for dining. There are two well-proportioned double bedrooms and a contemporary family bathroom, finished to a high standard and complementing the property's modern feel.

Externally, the property benefits from its own allocated parking space to the rear, while further advantages include UPVC double glazing throughout and gas central heating. Combining generous living space, modern upgrades and a highly convenient location, this attractive home represents an excellent opportunity for first-time buyers, professionals or investors alike.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Lease Details

Management Company - E&M (Estates & Management Ltd)
 Years Remaining on Lease - 999 Years, Approximately 976 years remain. Expiry Date 01/06/3002 Current Ground Rent - £96.50 per 6 months Current Service Charge - £360.85 per 6 months, includes building insurance and estate management charge

Entrance Hall

10' 3" x 5' 10" (3.12m x 1.78m)
 maximum measurements

Lounge

15' 7" x 10' 0" (4.75m x 3.05m)
 maximum measurements

Dining Kitchen

18' 4" x 9' 1" (5.59m x 2.77m)
 maximum measurements

Bedroom One

12' 4" x 9' 9" (3.76m x 2.97m)
 maximum measurements

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Bathroom

8' 9" x 6' 0" (2.67m x 1.83m)
 maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 799 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.

Agent's 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

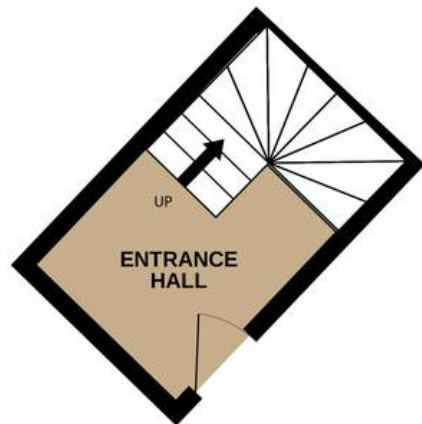
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale

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.



GROUND FLOOR



1ST 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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