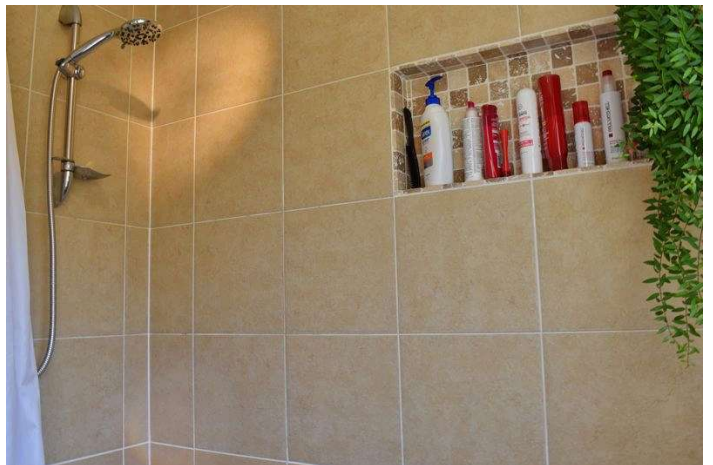


Willow Road, Balderton NG24 3DA



GUIDE PRICE £90,000 to £100,000. A superbly presented one bedroom ground floor apartment with a lease that was extended to 171 years in 2021, and situated in close proximity to the popular lakeside development in Balderton. In addition to the double bedroom, the property has an entrance porch, excellent sized lounge/diner, kitchen and shower room. There is a delightful garden to the front and two allocated parking spaces. The property is double glazed and has electric heating.

Guide Price £90,000 to £100,000







Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer, Morrisons, Asda, Aldi and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the sliding patio doors located to the side, these lead into the entrance porch.

Entrance Porch

The entrance porch provides a useful storage facility for coats and shoes etc., and has a glazed door into the lounge/diner.

Lounge/Diner 16' 8" x 9' 3" (5.08m x 2.82m)

This excellent sized reception room has a window to the front elevation and doors providing access to the inner hallway and bedroom. Also accessed from here is a useful storage cupboard. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has a ceramic tiled floor, a ceiling light point and a wall mounted electric heater.

Inner Hallway

The inner hallway is accessed via a sliding door from the lounge/diner and has doors into the kitchen, shower room and airing cupboard. The hallway has a ceramic tiled floor.

Kitchen 10' 0" x 5' 7" (3.05m x 1.70m)

The kitchen has a window to the front elevation and is fitted with a good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing electric cooker with extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor and a ceiling light point.

Shower Room 5' 8" x 5' 7" (1.73m x 1.70m)

The well appointed shower room has an opaque window to the side and has a double width shower with electric shower fitted, floating wash hand basin and WC. The room is complemented with ceramic floor and wall tiling, and also has a ceiling light point and a wall mounted heater.

Bedroom 11' 9" x 10' 3" (3.58m x 3.12m) (at widest points)

An excellent sized double bedroom with a window to the rear elevation and a ceiling light point.

Garden

The west facing garden is of an excellent size and very tastefully landscaped. The garden comprises a shaped lawn edged with borders containing a vast array of mature shrubs, plants and trees. There is a patio area and this provides a wonderful outdoor seating and entertaining space. Also within the garden is a covered pergola. Gated access leads around to the two allocated parking spaces. The garden shed is included within the sale.

Council Tax

The property is in Band A.

Lease Information

The lease was extended in 2021 to 171 years and the ground rent and maintenance charges were waived. The only expenditure with regards to the lease is approximately £400 per annum for buildings insurance.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

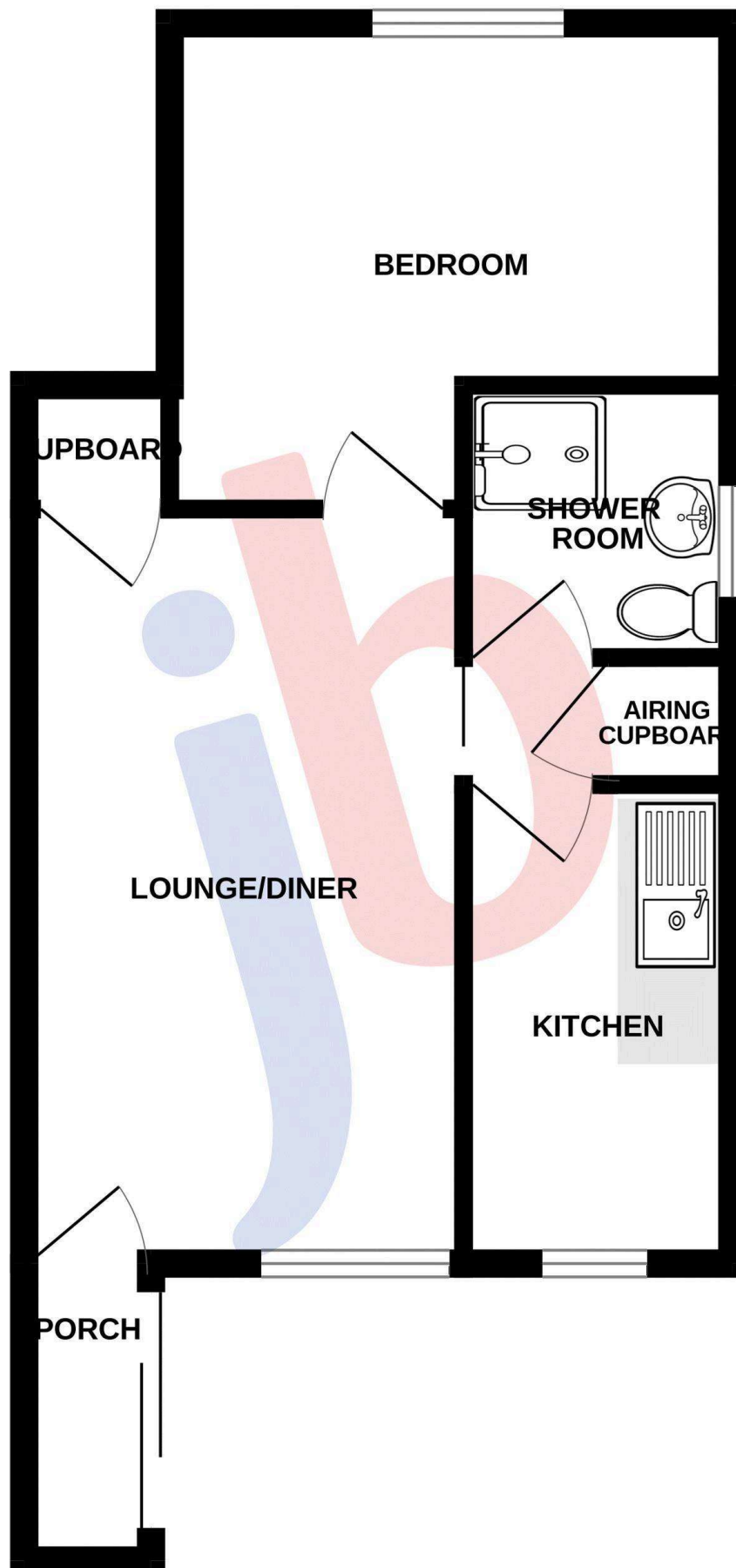
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00005743 15 August 2025



GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (35.0 sq.m.) approx.

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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