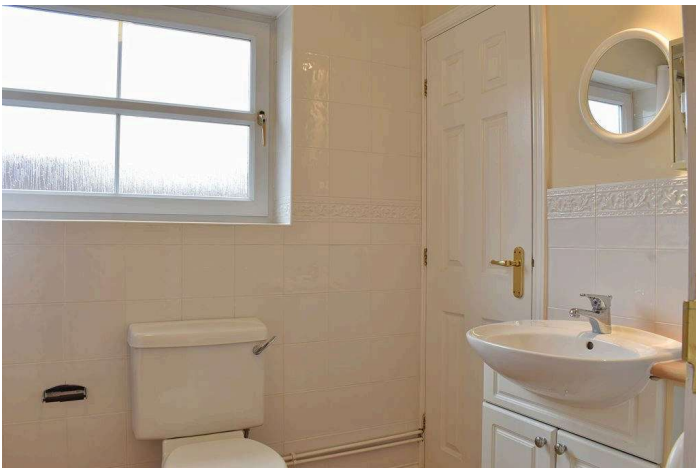


Warwick Court, Balderton NG24 3SU



An immaculately presented first floor apartment specifically designed for the over 55's. This bright and spacious apartment has accommodation comprising an entrance hallway, lounge/diner, modern fitted kitchen, a double bedroom and bathroom. The recently fitted stairlift is included within the sale. The apartment has uPVC double glazing, electric heating, and is marketed with no onward chain. The Warwick Court development is conveniently situated for local amenities and bus routes. Please note pets are not allowed.

Guide Price £90,000 to £95,000





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 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. In addition, 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 front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, a skylight window and two ceiling light points. Included within the sale is the recently fitted stairlift.

First Floor Landing

The first floor landing has a door providing access into the inner hallway.

Inner Hallway

The inner hallway has doors into the lounge/diner, bedroom and bathroom. There is a useful storage cupboard, a ceiling light point and a storage heater. Access to the loft space is obtained from here.

Lounge/Diner 16' 3" x 9' 10" (4.95m x 2.99m)

This excellent sized reception room has a window to the front elevation overlooking the communal gardens. The room is of sufficient size to accommodate both lounge and dining room furniture, and has cornice to the ceiling, a ceiling light point and a storage heater. Glazed French doors provide access through to the kitchen.

Kitchen 11' 10" x 5' 8" (3.60m x 1.73m)

The kitchen has an opaque window to the rear elevation and is fitted with an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with ceramic hob and extractor hood above, and a washing machine. In addition there is space for a vertical fridge/freezer. The kitchen has a ceiling light point.

Bedroom 12' 4" x 9' 7" (3.76m x 2.92m) (including door recess)

An excellent sized double bedroom having a window to the front elevation overlooking the communal gardens. The bedroom has two fitted wardrobes, one being single and one double. In addition there is cornice to the ceiling, a ceiling light point and an electric panel radiator.

Bathroom 8' 5" x 5' 8" (2.56m x 1.73m)

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset, and a WC. The bathroom is enhanced with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, a wall mounted heater and a heated towel rail.

Outside

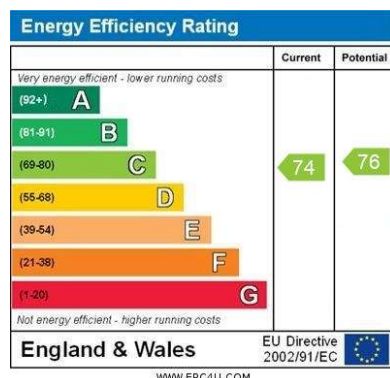
Outside there are delightful and well maintained communal gardens and a variety of seating areas. There is also a useful bin store and private parking.

Council Tax

The property is in Band A.

Tenure and Charges

The property is leasehold on a 125 lease from new, approximate 2007. The current ground rent is approximately £130 per annum, and the current maintenance/service charge is approximately £130 per quarter.



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.

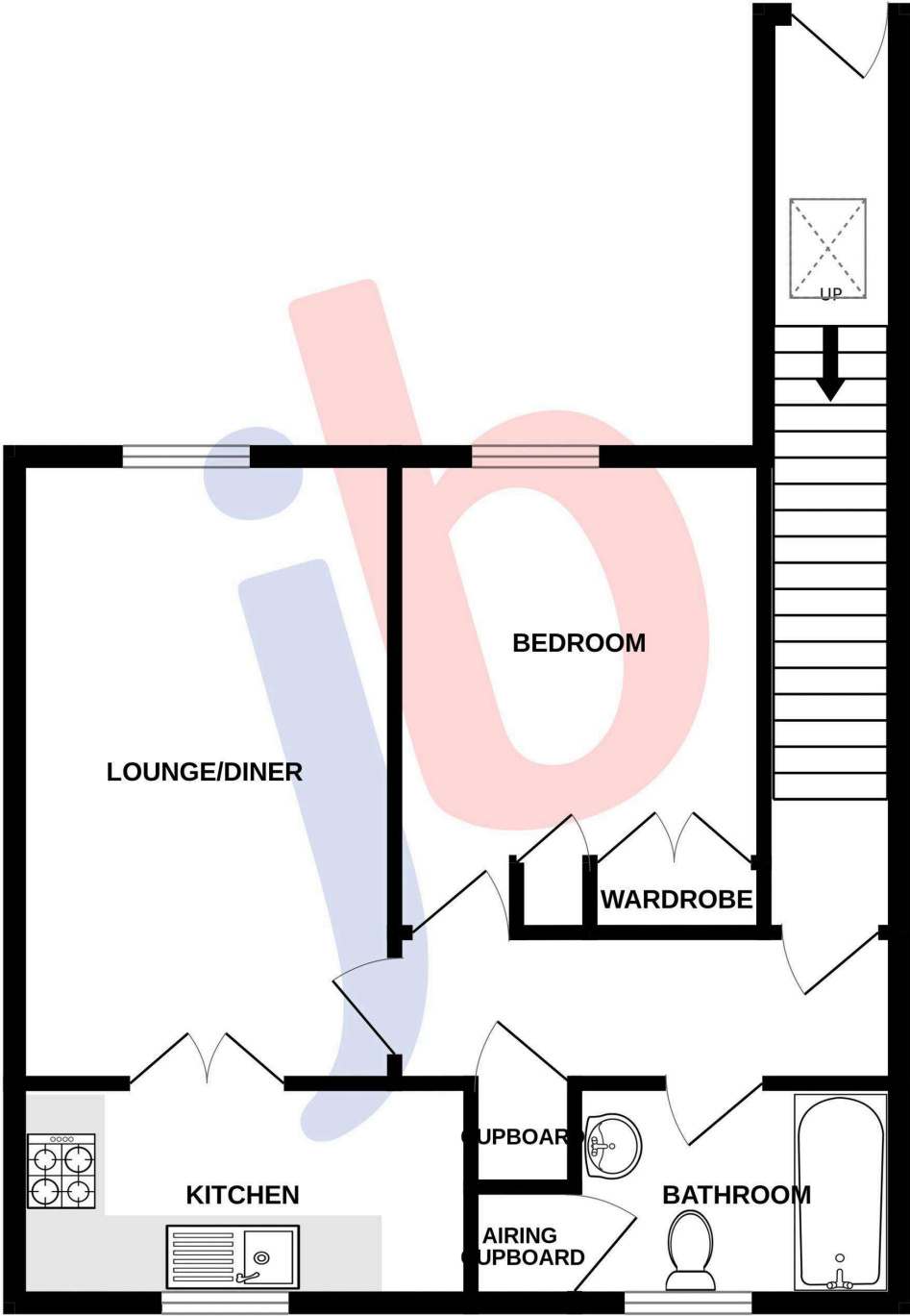
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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: JMP Solicitors - £180.00 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. 00007683 02 April 2026



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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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