



Rowan Way, Balderton



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Guide Price £100,000 to £110,000



Key Features

- Ground Floor Flat
- Two Bedrooms
- Kitchen & Spacious Lounge
- Shower Room
- Private Enclosed Garden
- Single Garage
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold





MARKETED WITH NO CHAIN Positioned a stone's throw away from Balderton Lake, this ground floor apartment benefits from its own delightful, enclosed garden as well as a SINGLE GARAGE.

The apartment's accommodation comprises: entrance hall with useful storage cupboard, spacious lounge, kitchen with free standing electric cooker, shower room and two bedrooms, both of which having a form of fitted storage and bedroom two having sliding doors to the garden. Outside the garden has been tastefully landscaped with a paved seating area, lawned area and a variety of mature plants/shrubs to borders. Other features include UPVC double glazing and electric heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Lease Details

As part of the sale, the owner(s) will be extending the lease to a new lease term of 110 years. For more information, please contact the office.

Management Company - RCP Property Management Ltd
Years Remaining on Lease - Currently 47 years remaining - 99 years from 1 March 1974

Current Ground Rent per annum - £15

Current Buildings Insurance per annum - £365.70

RCP act on behalf of the Freeholder and deal with the collection of ground rent and buildings insurance only, they do not collect any service charges and nor do they believe any service charges are payable for the property. In respect of any required repairs and/or maintenance, the responsibility for this falls to the leaseholder/s.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 18'4" x 2'10" (5.6m x 0.9m)

Lounge 12'5" x 11'7" (3.8m x 3.5m)

Kitchen 8'10" x 6'7" (2.7m x 2m)

Bedroom One 12'5" x 9'9" (3.8m x 3m)

Bedroom Two 9'10" x 9'9" (3m x 3m)

maximum measurements

Shower Room 6'7" x 6'1" (2m x 1.9m)

Garage 16'2" x 8'2" (4.9m x 2.5m)

Agent's Note

The property has access to a communal bin store.

Services

Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 544 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 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.

Agents Note - Land Registry

The HM Land registry have advised that they do not hold an official certified copy of the lease, however the current Vendor does hold an uncertified copy. The lease will be extended to 110 years as part of the sale and an indemnity policy will be provided to the purchaser. Please take legal advice in this respect,

Agent's Note - Sales Particulars

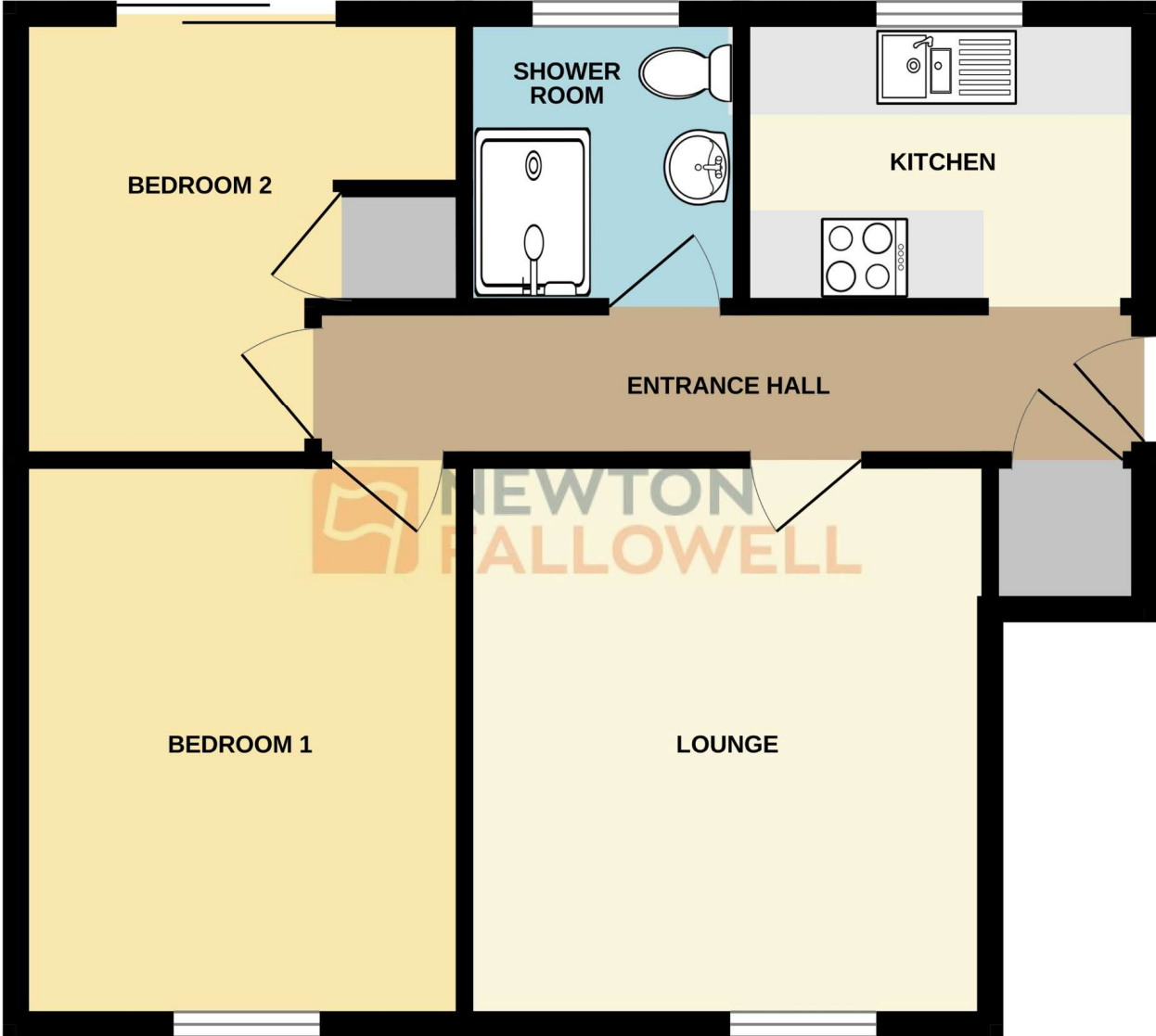
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

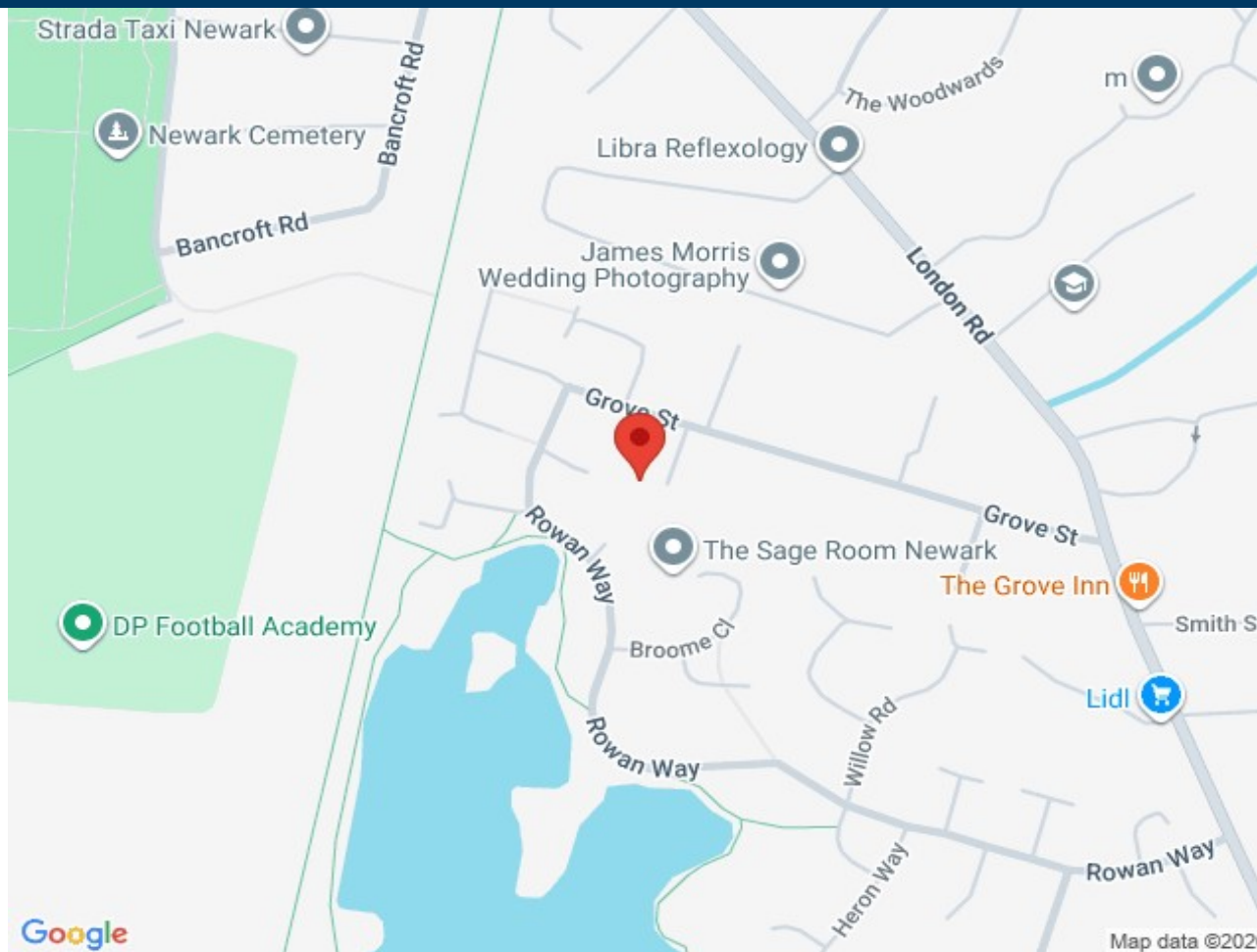
Referrals

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

