

Green Avenue, Newark



Asking Price £170,000



Key Features

- Luxurious Second Floor Apartment
- Ideal First Time Buy
- Two Double Bedrooms
- Quality Family Bathroom Suite
- Delightful Open Plan Living/Dining Kitchen
- Allocated Parking Space
- Communal Garden
- Council Tax Band: A
- EPC Rating: B
- Tenure: Leasehold





Enjoying a pleasant tucked away position within a new development, this magnificent apartment is located within an apartment block of just four properties, with this home occupying the whole top floor, and boasts a superb modern contemporary lifestyle with open plan living and three sets of Juliet balconies. The property is conveniently situated close to Newark town centre as well as providing easy access to the A1 and A46.

The apartment benefits from an exceptional level of specification and presents accommodation comprising: entrance hallway, quality family bathroom suite, two double bedrooms, one of which having French doors to a Juliet balcony, and a marvellous open plan living dining kitchen that has two sets of French doors to Juliet balconies, and a range of appliances within the kitchen to include a four ring electric hob, electric oven, integrated dishwasher, fridge/freezer and washer/dryer.

Externally, this home enjoys an allocated parking space within a carport, a bin area, secure bike store and a well-maintained communal garden with a lawned area and a variety of plants to borders. Other features of this home include gas central heating, UPVC double glazing and a secure intercom access.

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

Management Company - In Residence

Years Remaining on Lease - 999 years from and including 1 January 2021

Current Service Charge per annum - £1,212 for the Period 01/01/2025 - 31/12/2025.

Service charge includes buildings insurance. No ground rent payable.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'0" x 4'1" (4.3m x 1.2m)

Open Plan Living/Dining Kitchen 21'5" x 20'3" (6.5m x 6.2m)

maximum measurements

Bedroom One 12'9" x 10'2" (3.9m x 3.1m)

Bedroom Two 15'11" x 9'3" (4.9m x 2.8m)

maximum measurements

Family Bathroom 9'3" x 6'10" (2.8m x 2.1m)

maximum measurements

Agent's Note

The property has shared access to a communal garden along with access to a bin store and bike store.

Services

Mains gas, electricity, water and drainage are connected.

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

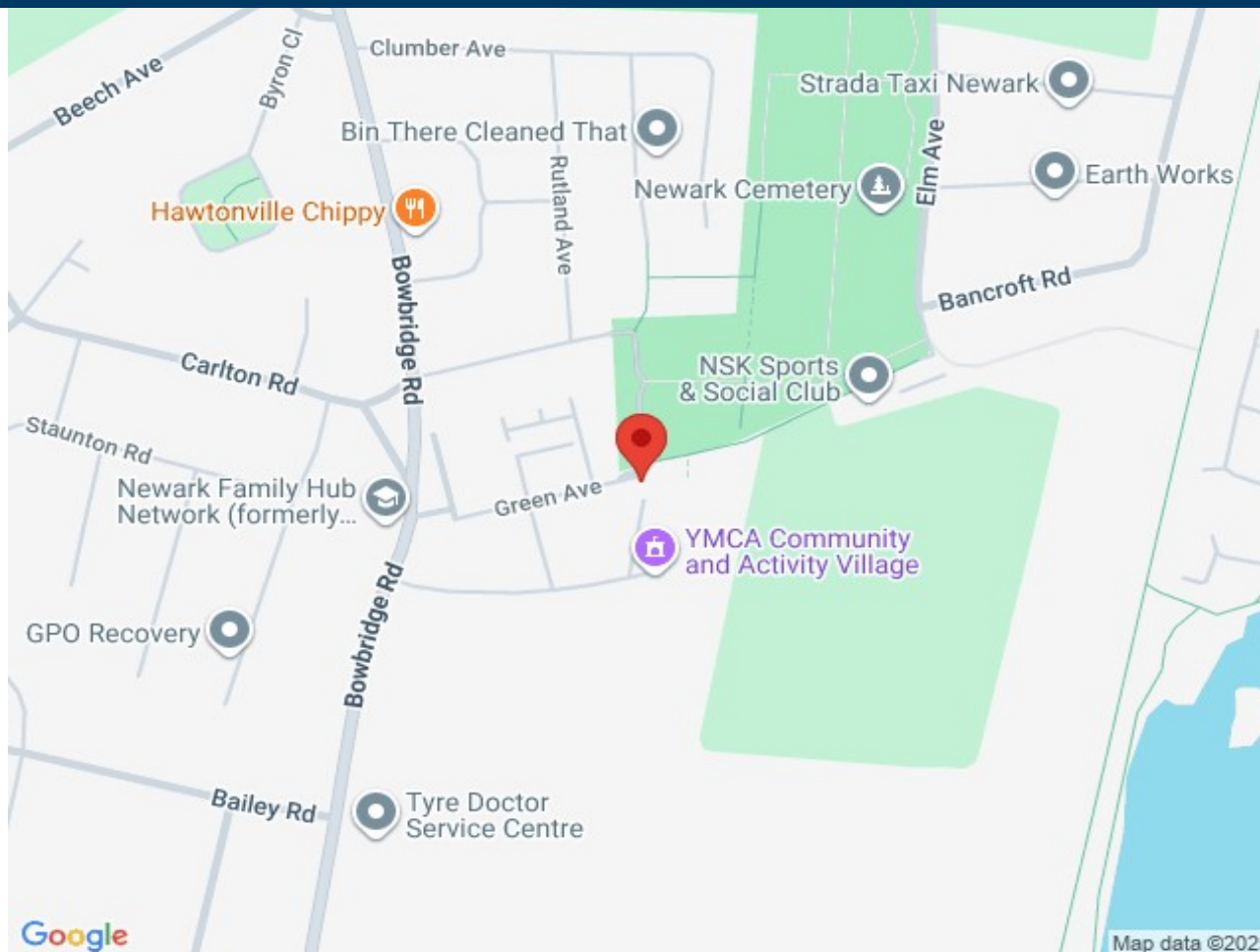
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 chose to arrange a survey through them. For more information, please call the office.

SECOND FLOOR





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