



## 103 Norwood Gardens Southwell, NG25 0DT

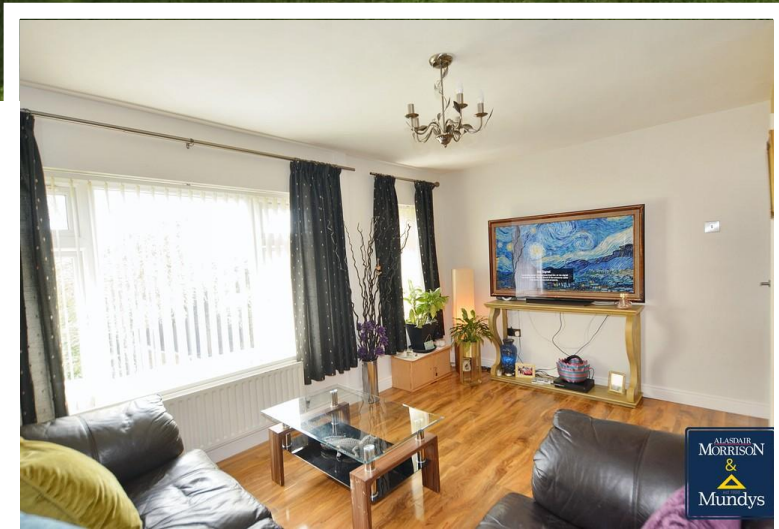
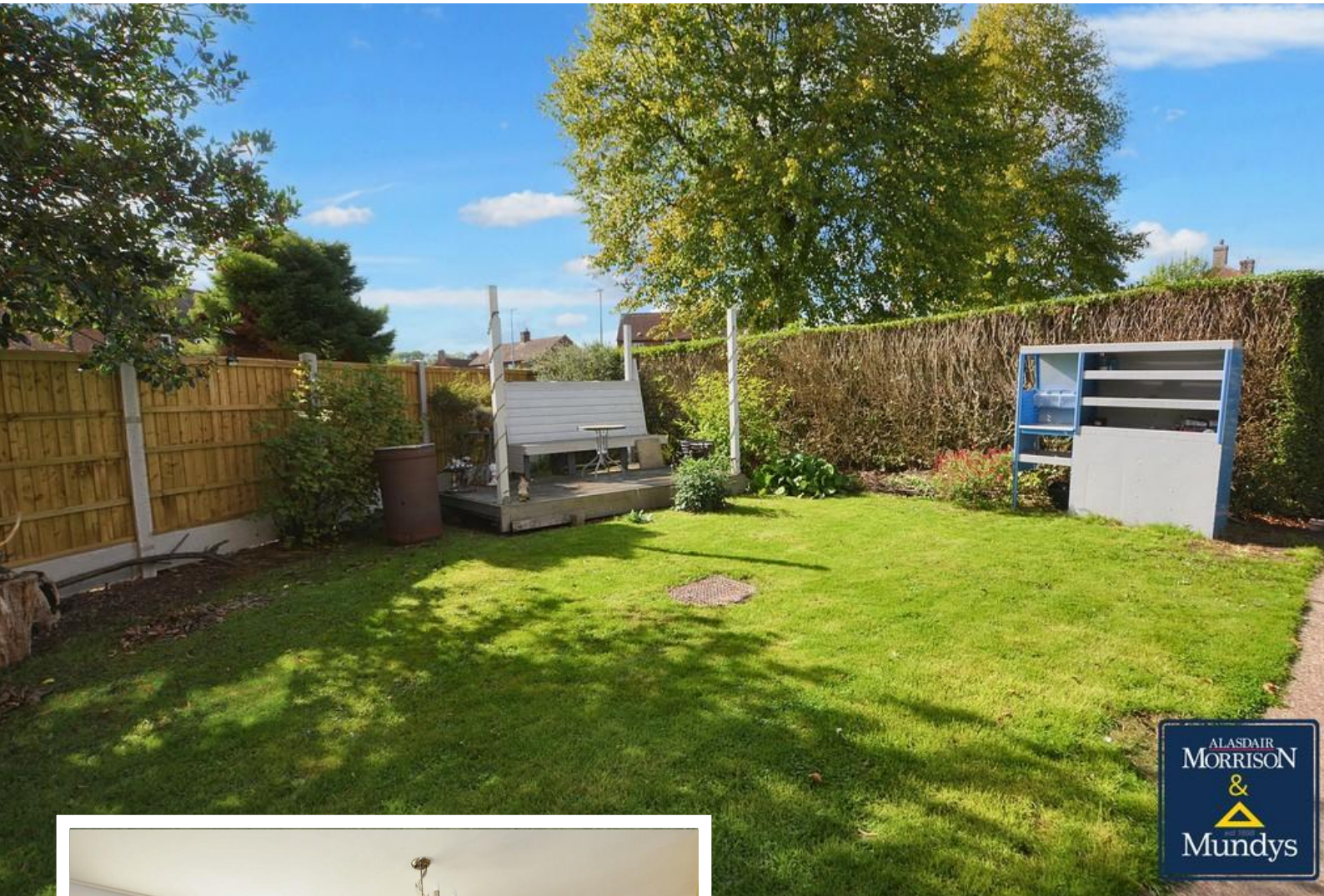


Book a Viewing

**£194,000**

Exceptionally well maintained spacious first floor apartment with lawned gardens to side and rear, offering accommodation including, Entrance Hall, Lounge, modern fitted Kitchen with Pantry, two double Bedrooms and a modern Shower Room. Outside there are gardens to side and rear with two allocated parking spaces. Leasehold property with 116 years remaining.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Leasehold.

**LEASEHOLD INFORMATION**

Length of Lease -125 Years

Years Remaining on Lease - 116 Years

Annual Ground Rent - £10.00

Annual Management Charge Amount - £150.15

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.





## ACCOMMODATION

### ENTRANCE HALL

With radiator, stairs to the first floor landing and tiled floor.

### STORE ROOM

Offering additional storage.

### FIRST FLOOR LANDING

With laminate flooring, vertical anthracite grey radiator, wood panelling and double glazed window to the side elevation.

### LOUNGE

14' 0" x 12' 7" (4.27m x 3.84m) With two double glazed windows to the rear elevation, radiator, laminate flooring, built-in storage cupboards and concealed lighting.

### KITCHEN

7' 4" x 9' 5" (2.24m x 2.87m) With a range of solid wood wall and floor mounted units with work surface over, inset sink, double glazed window to the rear elevation, space for fridge freezer, fully tiled surround, space for electric cooker, extractor fan and plumbing for washing machine.

### PANTRY

5' 5" x 2' 9" (1.65m x 0.84m) With double glazed window to the side elevation, shelving and Worcester gas central heating boiler.

### MASTER BEDROOM

13' 2" x 11' 10" (4.01m x 3.61m) With two double glazed windows to the front elevation, double cupboard, laminate flooring, radiator.

### BEDROOM 2

11' 3" x 11' 9" (3.43m x 3.58m) With double glazed window to the front elevation, laminate flooring and radiator.

### SHOWER ROOM

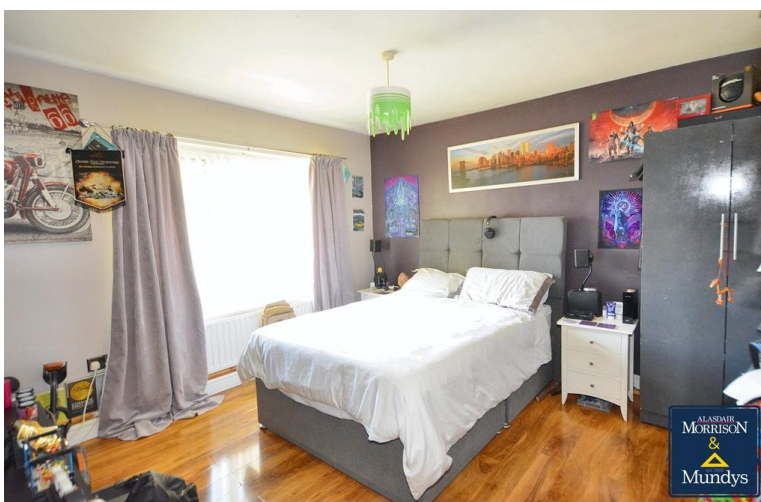
5' 5" x 6' 2" (1.65m x 1.88m) With walk-in shower, tiled flooring, heated towel rail, fully tiled surround, vanity wash hand basin and low level WC and an opaque double glazed window.

### OUTSIDE

The property benefits from two allocated parking spaces. A pathway leads to the front of the property, the property also benefits from an enclosed side lawned garden which in turn leads to the enclosed rear lawned garden.

### AGENTS NOTE

The property was rewired in 2014 and had a new roof fitted in 2012.



### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)



**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

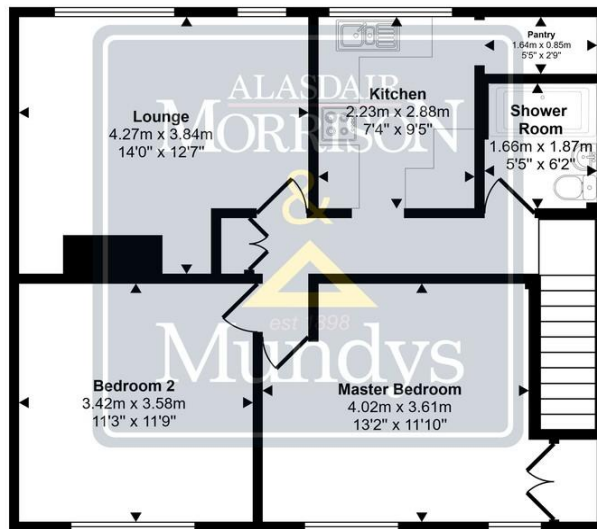
**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
65 sq m / 695 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate  
Newark  
NG24 1AL  
newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
info@mundys.net  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

