

Jon Brambles

ESTATE AGENTS



Apple Tree Close, Newark NG24 2FA



GUIDE PRICE: £90,000 to £95,000. A two bedroom second floor apartment situated in this popular residential area. In addition to the two **DOUBLE BEDROOMS**, the property has a spacious open plan lounge/kitchen, and a bathroom. The property is double glazed, has gas central heating, and the benefit of an allocated parking space. There is approximately 104 years remaining on the lease. Available for purchase with **NO CHAIN**.

Guide Price £90,000 to £95,000

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Situation and Amenities

Apple Tree Close is situated a short distance from Newark town centre and train stations. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Access is via a secure phone entry system. Upon entering the front door of the apartment, this leads into:

Spacious Reception Hallway

The hallway provides access to all rooms and also has a useful storage cupboard. The hallway has a ceiling light point and a radiator. Access to the roof space is obtained from the hallway.

Lounge/Kitchen 18' 10" x 16' 2" (5.74m x 4.92m) (at widest points)

This spacious room has two windows to the rear elevation. The kitchen area is fitted with an excellent range of contemporary base and wall units, with roll top work surfaces and contrasting splash backs. There is a stainless steel sink, and integrated appliances include an eye level oven and microwave, induction hob with extractor hood, fridge and freezer. There is space and plumbing for a washing machine. The central heating boiler is located within the kitchen area. This room is of sufficient size to accommodate both lounge and dining room furniture, and has three ceiling light points and a radiator.

Bedroom One 16' 1" x 9' 10" (4.90m x 2.99m) (including door recess)

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

Bedroom Two 9' 8" x 9' 4" (2.94m x 2.84m)

A further double bedroom with a window to the front elevation, wood laminate flooring, a ceiling light point and a radiator.

Bathroom 6' 5" x 5' 7" (1.95m x 1.70m)

The bathroom is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. There is a ceiling light point, an extractor fan and a heated towel rail installed.

Outside

There is an allocated parking space.

Lease Information

The property is leasehold on a 125 year lease from 1 January 2006. We have been informed by the vendor that the ground rent and service charge combined is approximately £105 per month.

Council Tax

The property is in Band A.

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 .

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. 00006916 12 March 2024



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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