

Jon Brambles

ESTATE AGENTS



Warwick Court, Balderton NG24 3SU



A fabulous one double bedroom ground floor apartment situated in this popular residential complex for the over 55's. This property has been extensively refurbished in recent years, including new kitchen, shower room, windows, heating, electric fuse box (Jan 2020), and floor coverings. The property is presented in beautiful order and early viewing is essential to appreciate this very unique retirement home.

£125,000

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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 primary and secondary 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-on-Trent boasts one of the finest Georgian market squares in the UK and has many wonderful places to stay. It is a market town steeped in history with a dramatic castle and two museums. Newark has a year-long programme of events – from Continental Markets, Jazz & Food Festivals and Carnivals to Civil War re-enactments. There is a large selection of independent retailers and high street stores offering an eclectic mix of goods and services. Many of the shops face onto the historic market place which has regular open air markets. Newark 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.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has doors providing access to the lounge/diner, the bedroom and the shower room. The airing cupboard is located in the hallway. Off the hallway is a large and useful storage cupboard. The hallway has an electric radiator, cornice to the ceiling and a ceiling light point.

Shower Room 9' 2" x 6' 7" (2.79m x 2.01m)

This excellent sized shower room has an opaque window to the rear elevation. The room has been re-modelled, is well appointed, and comprises a double width walk in shower cubicle with mains shower, large vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with part ceramic tiling to the walls, and also has a recessed ceiling spotlight, pelmet lighting and an electric radiator.

Bedroom 14' 10" x 9' 2" (4.52m x 2.79m) (excluding wardrobes)

This superb sized double bedroom has a window to the side elevation with bespoke fitted vertical blind. There are three fitted double wardrobes, cornice to the ceiling, a ceiling light point and an electric radiator.

Lounge/Diner 15' 0" x 10' 3" (4.57m x 3.12m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window with bespoke fitted blinds, and French doors that provide access to the side of the property. The room is of sufficient size to accommodate both lounge and dining furniture, and has cornice to the ceiling, a ceiling light point and an electric radiator. From here a further set of French doors lead through into the kitchen.

Kitchen 10' 4" x 5' 11" (3.15m x 1.80m)

This very well appointed kitchen has a window to the side elevation and is fitted with an excellent range of contemporary base and wall units, complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl Blanco sink, and integrated appliances include an eye level oven, a combination microwave oven and grill, ceramic hob with extractor hood above, fridge, freezer, slim-line dishwasher and washer/dryer. The kitchen also has a kick-board heater and a ceiling light point.

Outside

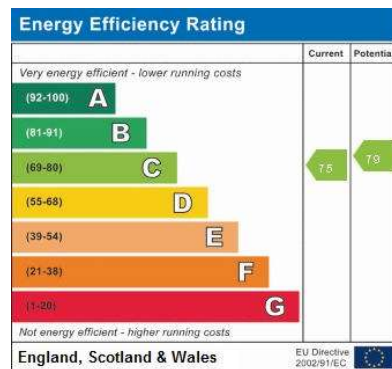
The property has communal gardens and parking. Located adjacent to the front door is an outside bin store.

Lease Information

The property is leasehold on a 125 lease from 1 May 2003. We have been informed by the vendor that the current ground rent is approximately £140 per annum, and the current maintenance/service charge is approximately £130 per quarter.

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

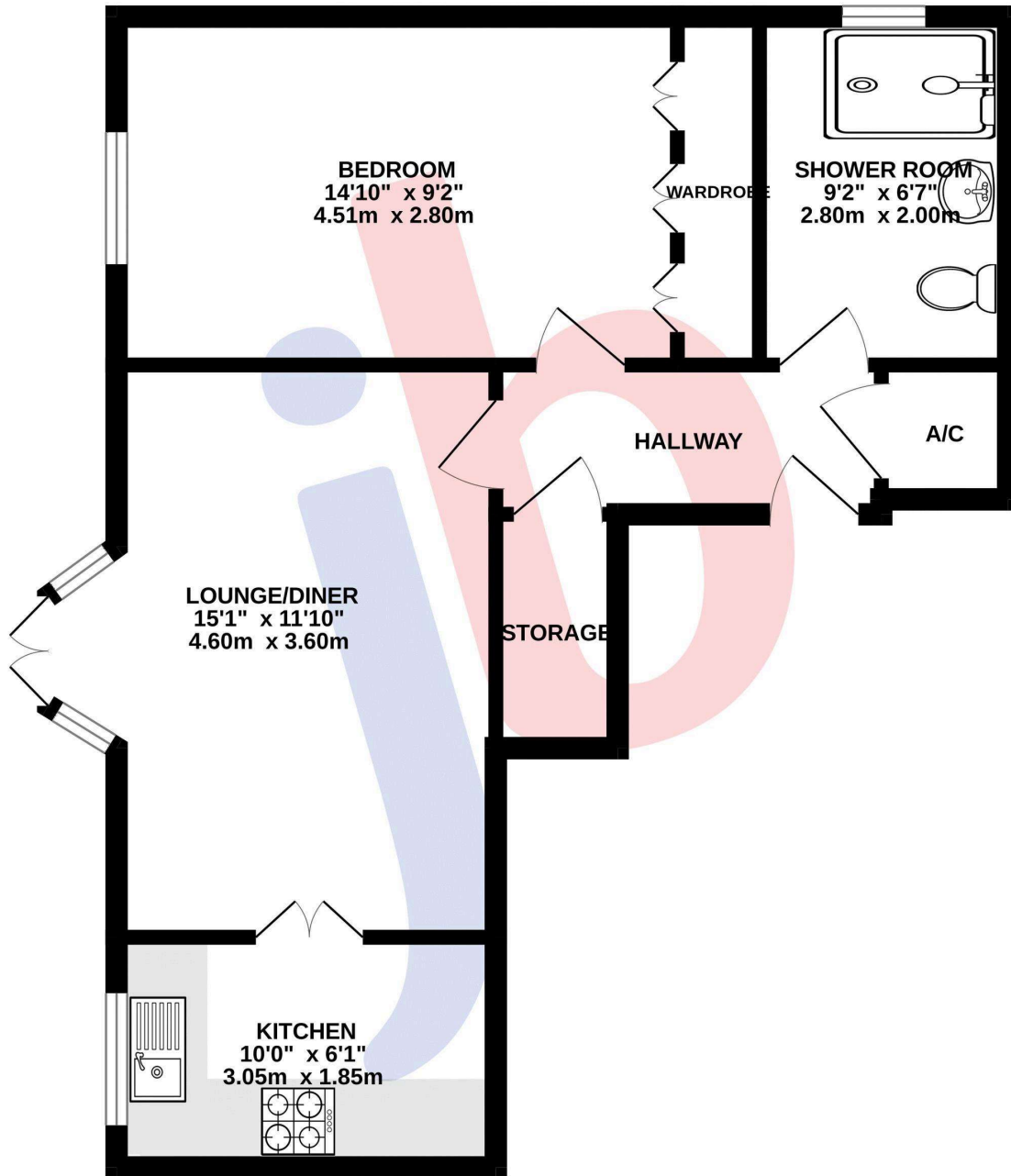
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

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: 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. 00006644 03 April 2024

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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