



 NEWTON FALLOWELL

2 bed apartment to buy in NG24

Rowan Way, Balderton, Newark,
Nottinghamshire, NG24 3AU

£45,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ CASH BUYERS
- ✓ First Floor Flat
- ✓ Modern Kitchen & Bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Positioned just a stone's throw from the picturesque Balderton Lake, this spacious first-floor apartment represents an excellent investment opportunity, benefiting from generously proportioned accommodation, its own private entrance and the added advantage of a single garage. Whilst the property is offered with a short lease, it provides an appealing opportunity for an investor or buyer looking to add value.

The apartment is approached via its own private entrance door, with stairs rising to the first-floor landing. From here, an opening leads through to the modern fitted kitchen, complete with an electric hob and oven, while internal doors provide access to the remaining accommodation. The generous lounge/diner offers ample space for both relaxing and entertaining and benefits from a useful storage cupboard. Further accommodation comprises a family bathroom and two well-proportioned double bedrooms, with one bedroom featuring fitted wardrobes. The property also benefits from a lawned front garden area, gas central heating and UPVC double glazing. With its attractive location close to Balderton Lake, spacious accommodation and garage, this apartment offers fantastic potential and an exciting investment opportunity.

EPC Rating: C

Lease Details

Management Company - RCP Property Management Ltd

Years Remaining on Lease - Currently 47 years remaining - 99 years from 1 March 1974, expiry 01 March 2073

Current Ground Rent per annum - £15. We have been advised there is no service charge payable.

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

Lounge/Diner

3.76m x 3.71m

Kitchen

2.69m x 2.01m

Bedroom One

3.76m x 2.97m

Bedroom Two

3m x 2.18m

maximum measurements

Bathroom

2.01m x 1.93m

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 52

Annual Ground Rent Amount: £15.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Garage, Off Street

Year built: 1974

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

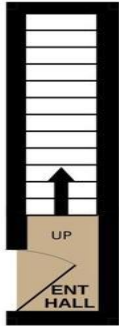
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Rowan Way, Balderton, Newark, Nottinghamshire, NG24 3AU

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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