



Wolfit Avenue, Balderton, Newark

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OLIVER REILLY



Live every moment



# Wolfit Avenue, Balderton, Newark

Guide Price £70,000

- GROUND FLOOR FLAT
- POPULAR LOCATION. CLOSE TO AMENITIES
- STYLISH DINING KITCHEN
- COMMUNAL GARDENS & OUTSIDE STORE
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- ONE DOUBLE BEDROOM
- GENEROUS LIVING ROOM
- SUPERB MODERN SHOWER ROOM
- OFF-STREET PARKING AVAILABLE
- NO CHAIN! Tenure: Leasehold. EPC 'C' (73)

PERFECT FOR FIRST TIME BUYERS AND INVESTORS....!

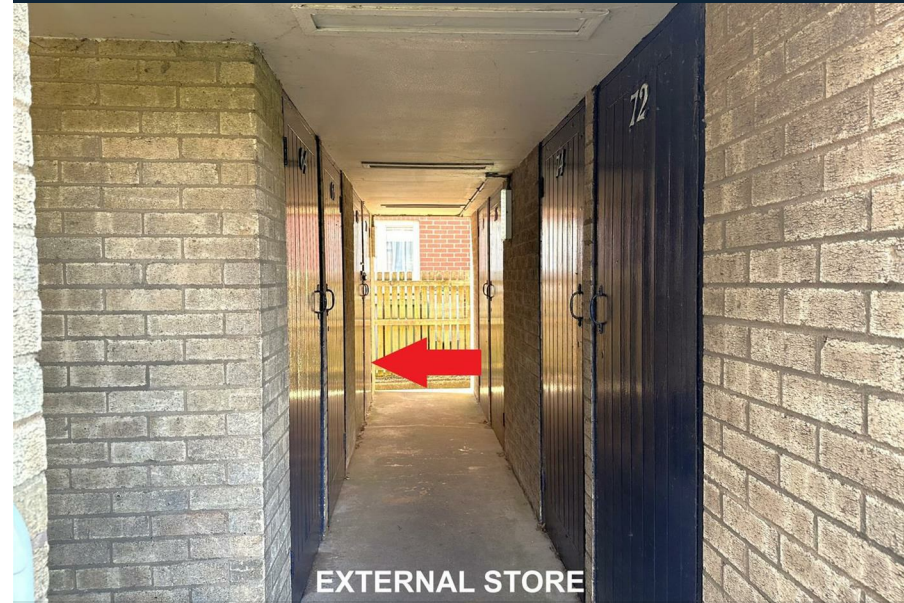
Take a look at this superb modern GROUND FLOOR flat. Situated in the heart of Balderton. Closely situated within walking distance to a range of amenities and set on a bus route. Allowing ease of access onto the A1, A46 and to Newark Town Centre.

This cracking contemporary GEM has been tastefully enhanced, to create a stylish yet homely residence. Perfect for any aspiring first time or investment purchaser. Promoting a low-maintenance home that's READY AND WAITING for your immediate appreciation.

The property boasts a deceptively generous layout comprising: Entrance hall, sizeable living room, attractive dining kitchen, a large DOUBLE BEDROOM and a stunning shower room. Externally, the flat is enhanced by large communal grounds and access to a secure brick external store. Off-street parking is available at the front of the complex, on a first come, first served basis.

Further benefits of this sleek, stylish and spacious home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

MAKE YOUR MOVE and DON'T MISS OUT on this excellent opportunity! Marketed with NO ONWARD CHAIN..!



**ENTRANCE HALL:** 6'10 x 2'9 (2.08m x 0.84m)  
Access via complementary composite front entrance door. Providing laminate flooring, a double panel radiator, ceiling light fitting and smoke alarm. Access into the generous double bedroom, modern shower room and large living room.

**LARGE LIVING ROOM:** 16'3 x 9'7 (4.95m x 2.92m)  
A generous reception room, providing continuation of the laminate flooring, a large, single panel radiator, TV/telephone connectivity point, ceiling light fitting and a large uPVC double glazed window to the front elevation. Access into the contemporary dining kitchen.

**STYLISH DINING KITCHEN:** 13'6 x 9'1 (4.11m x 2.77m)  
With continuation of the laminate flooring. The stylish fitted kitchen houses a complementary range of modern high-gloss wall and base units with laminate wood-effect. Roll-top work surfaces over and grey subway-style tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated 'LOGIK' electric oven with for ring ceramic hob over and stainless steel extractor hood above. Integrated under-counter fridge and plumbing/provision for an under counter washing machine. Access to the concealed 'VIEMANN' gas combination boiler. Sufficient space for a dining table/breakfast bar. Ceiling light fitting, stylish anthracite grey vertical radiator, large double fitted cupboard with partial shelving and a secondary walk-in storage cupboard with tile-effect vinyl flooring, a ceiling light fitting, access to the electrical RCD consumer unit and gas/electricity meters. The kitchen has a uPVC double glazed window to the rear elevation. Max measurements provided.

**BEDROOM:** 13'1 x 9'4 (3.99m x 2.84m)  
A generous double bedroom, providing continuation of the modern laminate flooring, a single panel radiator, TV point, ceiling light fitting and the uPVC double glazed window to the front elevation.

**SHOWER ROOM:** 6'9 x 6'5 (2.06m x 1.96m)  
Of stylish modern design, providing complementary patterned ceramic tiled flooring. A large walk-in shower cubicle with mains shower facility, rainfall effect, shower head. A low-level W.C with integrated push-button flush. White ceramic wash, hand basin with chrome mixer tap. Inset to a fitted vanity storage cupboard. Complementary grey floor to ceiling wall tiling, stylish white vertical radiator, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

**EXTERNAL STORE:** 5'2 x 3'10 (1.57m x 1.17m)  
Located in a block, within the communal gardens. Of brick built construction. Accessed via a secure wooden external door. Providing excellent external storage space.



**EXTERNALLY:**

The front aspect of the complex provides off-street parking on a first come, first served basis. A concrete pathway to the right side elevation leads to the generous and private communal gardens. Predominantly laid to lawn, with sufficient space for a washing line and entertaining. There is a paved seating area directly outside the front door of the flat. The concrete pathway continues to the opposite side of the complex. Leading to the attached brick outbuildings/ store. The communal gardens have fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 522 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold. Sold with vacant possession.****Lease Information:**

Freeholder: Newark & Sherwood District Council  
Length Of Lease: Commencing from 13th January 2020 until 13th January 2114.  
Years Remaining on Lease: 90 Years.  
Current Ground Rent: £10 a year.  
Current Insurance: £30 a year.  
Maintenance/ Service Charge: Approx. £420.81. This includes communal cleaning and external maintenance.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'C' (73)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

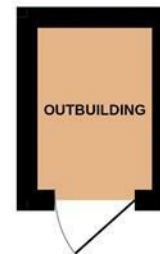
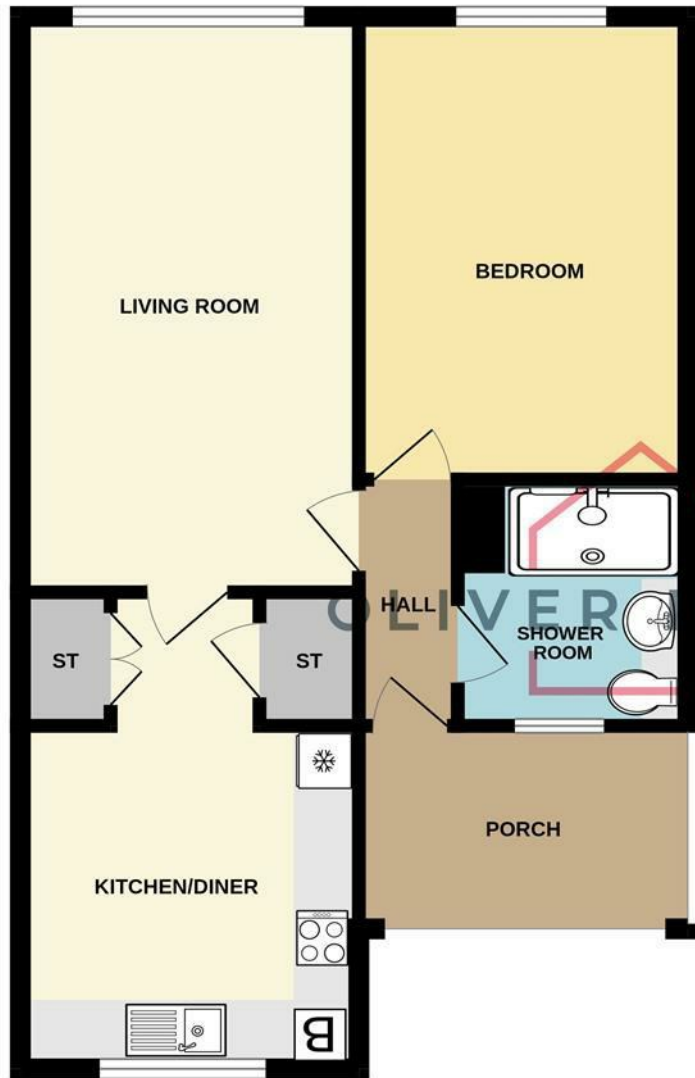
**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





# GROUND FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 