



Youngs Avenue, Fernwood, Newark

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Youngs Avenue, Fernwood, Newark

Guide Price £90,000

- SPACIOUS GROUND FLOOR APARTMENT
- EASE OF ACCESS ONTO A1 & A46
- BATHROOM & EN-SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE
- TWO WELL-PROPORTIONED BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- SUN TERRACE & COMMUNAL GARDENS
- TENANTS IN SITU- IMMEDIATE RENTAL RETURN
- NO CHAIN! Tenure: Leasehold. EPC 'C' (72)
- uPVC Double Glazing & Electric Heating



WHAT A FIND...! APARTMENT LIFESTYLE AWAITS..! ****TENANTS IN SITU****

Make the most of this excellent opportunity to acquire a smashing and spacious GROUND FLOOR apartment. Situated within a highly regarded residential location, in Fernwood. Closely situated to an array of excellent local amenities and transport links Including ease of access onto the A1, A46 and to Newark Town Centre.

This first class modern home lends itself as a PERFECT first time or investment purchase. Occupying tenants in situ. Currently paying £700 pcm. Giving you an INSTANT rental return.

The property's well-appointed and free-flowing internal layout comprises: Large entrance hall, generous OPEN-PLAN and DUAL-ASPECT living dining kitchen with sliding doors opening out onto a delightful sun terrace. Furthermore, the apartment hosts a three-piece bathroom and TWO EXCELLENT SIZED BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes and an en-suite shower room.

Externally, the apartment provides an ALLOCATED PARKING SPACE. Close to the entrance to the complex. There is a large and well-tended communal garden to the front and rear. Further benefits of this wonderful low-maintenance home include uPVC double glazing and electric heating.

MAKE YOUR MOVE..! This is the perfect place to call your own. Marketed with NO ONWARD CHAIN!

ENTRANCE HALL: 12'4 x 6'6 (3.76m x 1.98m)

Accessed via a secure entrance door. Providing light vinyl flooring, a secure telephone entry system, recessed ceiling spotlights, smoke alarm, heat sensor, an electric heater and access to the electrical RCD consumer unit. A fitted airing cupboard, housing the hot water cylinder. Access into both bedrooms, bathroom and the open-plan living space. Max measurements provided.

OPEN-PLAN LIVING/DINING KITCHEN: 18'6 x 12'2 (5.64m x 3.71m)

A GENEROUS MULTI-FUNCTIONAL OPEN-PLAN SPACE. Providing continuation of the light vinyl flooring. The fitted kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over, up-stands and black tiled splash backs. Inset stainless steel oval sink with oval drainer and chrome mixer tap. Integrated electric oven with four ring hob over and concealed extractor hood above. Provision for a freestanding fridge freezer and under counter dishwasher. Plumbing/ provision for an under counter washing machine. Recessed ceiling spotlights, kick-board heater. uPVC double glazed window to the side elevation. The OPEN-PLAN living/ dining space provides a ceiling light fitting, electric heater and uPVC double glazed sliding doors open onto the lovely sun terrace/ seating area. Max measurements provided.

SUN TERRACE:

Accessed from the OPEN-PLAN living space, with paving and wrought-iron railed frontage. Providing a seating area/ small external space. Predominantly laid to lawn in front with a mature hedge-row frontage, retaining a degree of privacy.

MASTER BEDROOM: 12'5 x 9'10 (3.78m x 3.00m)

A DOUBLE BEDROOM. Providing wood-effect vinyl flooring, a ceiling light fitting, electric heater, TV and telephone point. Double fitted wardrobe. uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM: 6'3 x 5'4 (1.91m x 1.63m)

Providing wood-effect vinyl flooring. A double fitted shower cubicle with electric shower facility. Low-level W.C and a pedestal wash hand basin with chrome mixer tap. Medium height tiled splash backs. Recessed ceiling spotlights, extractor fan, wall light fitting and heater.

BEDROOM TWO: 11'4 x 8'7 (3.45m x 2.62m)

With wood-effect vinyl flooring, a ceiling light fitting, electric heater and uPVC double glazed window to the front elevation. Max measurements provided.

BATHROOM: 6'9 x 5'6 (2.06m x 1.68m)

With light vinyl flooring. A panelled bath with chrome mixer tap, hand-held overhead shower facility and medium height wall tiling. Low-level W.C. Pedestal wash hand basin with chrome mixer tap. Medium height tiled splash backs. Recessed ceiling spotlights, wall light fitting, wall storage unit, heater, extractor fan. Obscure uPVC double glazed window to the rear elevation.



**EXTERNALLY:**

The complex provides a secure telephone entry system, accessed from the communal car park. To the rear of the complex there is a large communal garden, predominantly laid to lawn, with a mature ash tree and fenced boundaries. Available to be appreciated all year round.

ALLOCATED PARKING SPACE:

The vendor has confirmed they have access to one allocated parking space, located in front of the apartment complex itself.

Services:

Mains water, drainage, and electricity are all connected. The property also provides electric 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: 563 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Leasehold. Sold with vacant possession.

Please note, this will change, if purchased with the tenants in situ.

Lease Information:

Years Remaining on Lease - 125 years from 01/06/2003.

- Years Remaining- 104 Years.

- Current Ground Rent- £150 a year.

- Current Service Charge- Approximately £1,800 a year. This includes buildings insurance along with the up-keep of the internal and external communal areas.

Paid to First Port Property Services.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'C' (72)**

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: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsbury's, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

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.

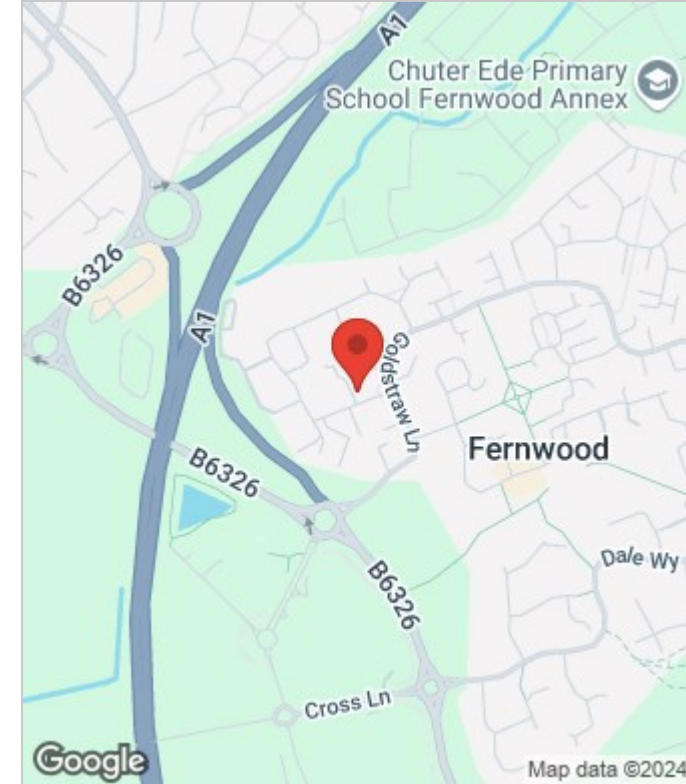
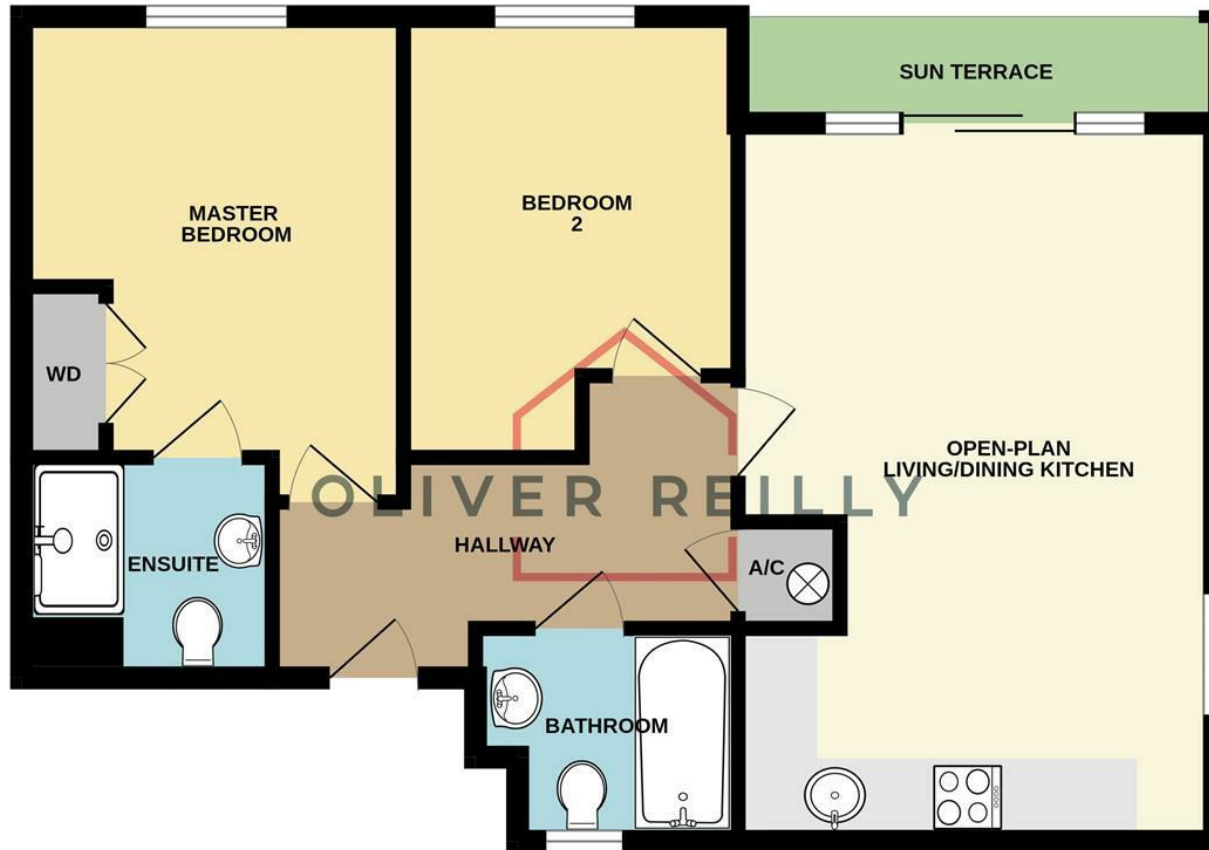
Draft Details-Awaiting Approval:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	