



High Street, Collingham, Newark

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 OLIVER REILLY



High Street, Collingham, Newark

- SPACIOUS FIRST FLOOR APARTMENT
- POPULAR VILLAGE. FILLED WITH AMENITIES
- COPIOUS & VERSATILE LAYOUT
- WONDERFUL ARRAY OF PERIOD FEATURES
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- TWO/THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM & KITCHEN
- SINGLE GARAGE
- uPVC Double Glazing & Gas Central Heating
- NO CHAIN! Tenure: Leasehold. EPC 'D'

DON'T BE DECEIVED...! THERE'S MORE HERE THAN MEETS THE EYE..!

Prepare to be IMPRESSED by this fantastic, substantial and highly flexible first floor apartment. Boasting expansive living space and NO GROUND RENT OR SERVICE CHARGES. Occupying a 50% share of the Freehold.

Situated right in the heart of the ever popular and extremely well-served village of Collingham. Ensuring ease of access to Lincoln and Newark, with ease of access onto both the A1 and A46.

This captivating character-filled home lends itself as an ideal first time purchase or long-term low maintenance investment. Presented to an exceptionally high standard, with tasteful internal decor and a wonderful array of retained period features.

The expansive internal layout spans almost 1,00 square/ft of accommodation and is greeted via a large ground floor entrance hall with excellent storage facilities and staircase rising to the first floor. Hosting a generous and inviting landing space. The apartment provides a large living room with a magnificent high ceiling, a DUAL-ASPECT kitchen, modern three-piece bathroom and THREE DOUBLE BEDROOMS. One of which could be used as a secondary reception room. There is a quirky mezzanine floor, accessed from the master bedroom. Providing practical storage space.

Externally. The apartment has a single garage. Located in a block of three, set back from the High Street.

Further benefits of this warm, welcoming and charming character-filled home include uPVC double glazing and gas central heating, via a modern combination boiler. Installed in 2023.

WHAT A FIND!.. This remarkable residence is a HIDDEN GEM! Step inside and gain a full sense of appreciation..TODAY!



Asking Price: Guide Price



ENTRANCE HALL:

20'4 x 5'7' (6.20m x 1.70m)

Accessed via a uPVC front door. Providing partial carpeted flooring and wood-effect vinyl flooring. BRAND NEW carpeted stairs with open spindle balustrade and handrail rise to the first floor. There is a useful walk-in under stairs storage cupboard with carpeted flooring, shelving and clothes hanging facilities. The hallway provides a large single panel radiator, ceiling light fitting, access to the electrical RCD consumer unit and electricity meter. Max measurements provided.

FIRST FLOOR LANDING:

11'4 x 7'0' (3.45m x 2.13m)

An expensive space, providing BRAND NEW carpeted flooring, an open spindle balustrade, with handrail, single panel radiator, high ceiling with detailed coving, ceiling rose with central ceiling light fitting, access into the kitchen, bathroom (via the staircase), all three DOUBLE bedrooms and the sizeable living room. Max measurements provided.

LARGE LIVING ROOM:

13'3 x 13'1' (4.04m x 3.99m)

A sizeable multi-functional reception room, providing carpeted flooring, a high ceiling with picture railing, four wall light fittings, a large double panel radiator, featured wall panelling, two fitted storage cupboards, TV connectivity point. Paned uPVC double glazed window to the front elevation.

DUAL-ASPECT KITCHEN:

13'1 x 10'2' (3.99m x 3.10m)

Generously proportioned and of tasteful modern design, providing dark Herringbone-style vinyl flooring. The extensive kitchen houses a range of cream shaker-style wall and base units with patterned laminate roll-top work surfaces over and wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and stainless steel extractor hood above. Integrated under counter fridge and freezer. Under counter plumbing/provision for a washing machine. Access to the exposed 'BAXI' gas combination boiler. Double panel radiator, high ceiling, picture railing, a ceiling light fitting and a paned uPVC double glazed window to the front and side elevation. Max measurements provided.

DINING ROOM/ BEDROOM THREE:

9'7 x 9'6' (2.92m x 2.90m)

A well-appointed DOUBLE bedroom which could be utilised as a further reception room. Providing carpeted flooring, a high ceiling, picture railing, ceiling light fitting and a double panel radiator. Corner fitted storage cupboard. Paned uPVC double glazed window to the front elevation.

MASTER BEDROOM:

12'2 x 12'1' (3.71m x 3.68m)

A generous DOUBLE bedroom, providing grey carpeted flooring, ceiling light, fitting, picture, railing, a large single panel radiator, uPVC double glazed window to the rear elevation. Wooden steps lead up to a mezzanine storage space.

MEZZANINE STORE:

8'10 x 5'7' (2.69m x 1.70m)

A useful multi-purpose storage space, providing carpeted flooring, a single panel radiator, wall light fitting, loft hatch access point (with light) and a paned, uPVC double glazed window to the rear elevation.

BEDROOM TWO:

12'1 x 12'1' (3.68m x 3.68m)

A further DOUBLE bedroom, providing cream carpeted flooring, a high ceiling with light fitting, a large single panel radiator a high level and low-level storage cupboard. Paned uPVC double glazed window to the rear elevation. Max measurements provided.



Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

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.

FAMILY BATHROOM:

8'10 x 5'7 (2.69m x 1.70m)

Providing Herringbone-style vinyl flooring. Wooden slat-panel bath with chrome mixer tap and hand-held over-head shower facility with floor to ceiling Wall tiling. a low-level W.C with levered flush and pedestal wash hand basin with chrome taps. Single panel radiator, ceiling light fitting and an obscure paned uPVC double glazed window to the rear elevation.

SINGLE GARAGE:

There is a right of access across the gravelled driveway to the garage. Located in a block of three. Accessed via a manual up/ over garage door.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler installed in 2023 and under warranty. There is 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: 965 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Leasehold. Sold with vacant possession.

There is a 50% share of the freehold with the ground floor apartment.

Lease Information:

Length Of Lease: 999 Years from April 1989

Years Remaining on Lease: 964 Years.

There is NO GROUND RENT or SERVICE CHARGE payable.

There is a 50% share of the Freehold with the ground floor apartment.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (58)

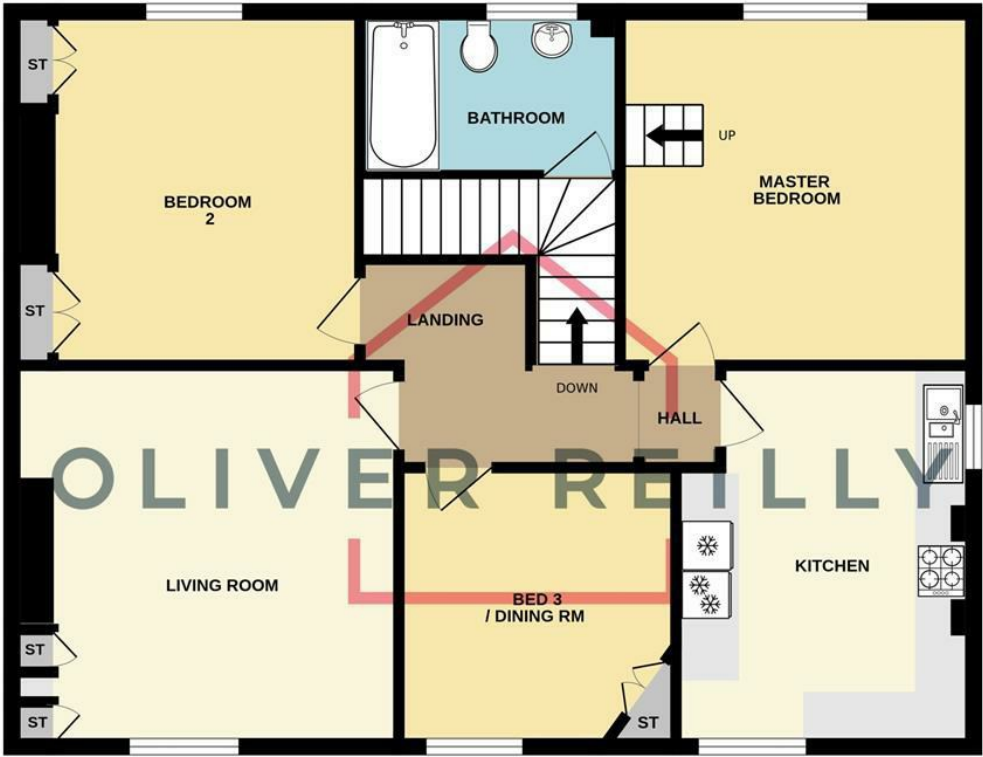
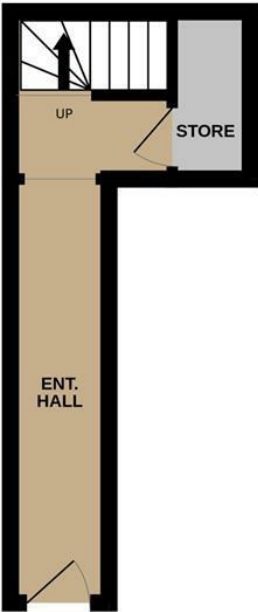
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew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




GROUND FLOOR

1ST FLOOR

MEZZANINE





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

