



Poppy Place, Newark

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 OLIVER REILLY



Poppy Place, Newark

- 40% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM
- GF W.C & FIRST FLOOR BATHROOM
- BEAUTIFUL & WELL-APPOINTED GARDEN
- STYLISH END TERRACE HOME
- DESIRABLE CUL-DE-SAC SETTING
- FABULOUS DINING KITCHEN
- TWO ALLOCATED PARKING SPACES
- EARLY VIEWING ESSENTIAL! Tenure: Leasehold. EPC 'B'

****40% SHARED OWNERSHIP!****

GET YOUR FOOT ON THE LADDER with this IMPECCABLY PRESENTED and hugely STYLISH end terrace home. Occupying a lovely position within a quiet and convenient cul-de-sac. Ensuring ease of access onto the A1, A46 and to Newark Town Centre.

This is an outstanding chance to acquire an affordable residence, boasting SPACE & SOPHISTICATION, apparent from the outset.

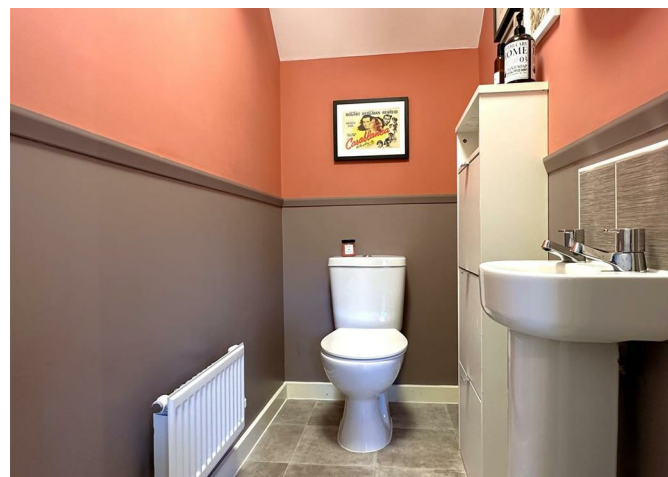
The property's promises a BRIGHT AIRY INTERNAL LAYOUT comprising: Generous DUAL-ASPECT living room, a fabulous modern dining kitchen and a ground floor W.C.

The first floor hosts TWO DOUBLE BEDROOMS and a modern three-piece bathroom.

Externally, you'll be sure to show your appreciation for the BEAUTIFULLY LANDSCAPED and well-appointed rear garden. Hosting a lovely paved and separate decked seating area. The front aspect provides TWO side-by-side ALLOCATED PARKING SPACES.

Further benefits of this attractive MODERN GEM include uPVC double glazing, gas fired central heating via a combination boiler, a high energy efficiency rating (EPC: B) and the scope to purchase up to 100% of the property.

This truly is a HOME TO BE PROUD OF! Early viewings are essential to avoid disappointed!



DUAL-ASPECT LIVING ROOM:

16'3" x 14'8" (4.95m x 4.47m)

Accessed via a complementary obscure glass panelled composite front door. Providing wood-effect laminate flooring. The sizeable reception has two ceiling light fittings, a smoke alarm, TV connectivity point, electrical RCD consumer unit, two single panel radiators. A uPVC double glazed window to the front and the side elevation. Carpeted stairs with an open spindle balustrade and handrail rise to the first floor. Access into the spacious dining kitchen. Max measurements provided.

MODERN DINING KITCHEN:

14'7" x 10'6" (4.45m x 3.20m)

Of eye-catching contemporary design. Providing tile-effect vinyl flooring, extensive kitchen provides a vast range of fitted white wall and base units with work surfaces over, up-stands and grey bevelled wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and concealed extractor hood above. Under counter plumbing/ provision for a washing machine, slimline dishwasher and freestanding fridge freezer. Access to the concealed 'IDEAL' gas combination boiler. Two ceiling light fittings, smoke/ heat detector, single panel radiator, sufficient space for a dining table and chairs. uPVC double glazed window to the rear elevation. A uPVC double glazed external door opens out to the well-appointed rear garden. Internal access into the ground floor W.C.

GROUND FLOOR W.C:

5'10" x 3'4" (1.78m x 1.02m)

With continuation of the vinyl flooring. Providing a low-level W.C with push-button flush. A pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, ceiling light fitting and extractor fan.

FIRST FLOOR LANDING:

6'10" x 5'9" (2.08m x 1.75m)

Providing carpeted flooring, an open spindle balustrade and handrail. Ceiling light fitting, loft hatch access point, smoke alarm and a fitted airing cupboard. Access into the central bathroom and two well-portioned DOUBLE bedrooms. Max measurements provided.

MASTER BEDROOM:

14'7" x 10'8" (4.45m x 3.25m)

A generous, DOUBLE bedroom, located at the front of the house, providing wood-effect laminate flooring, a central ceiling light fitting, single panel radiator, over-stairs storage cupboard and two uPVC double glazed windows to the front elevation. Max measurements provided.

BEDROOM TWO:

14'8" x 9'6" (4.47m x 2.90m)

A further well-appointed DOUBLE bedroom, located at the rear of the house, providing complementary wood-effect laminate flooring, two ceiling light fittings, a single panel radiator, telephone connectivity point and a uPVC double glazed window to the rear elevation, overlooking the rear garden.

CONTEMPORARY BATHROOM:

6'6" x 5'6" (1.98m x 1.68m)

Of stylish contemporary design, providing tiled-effect vinyl flooring, a panelled bath with chrome taps, mains shower facility, complementary floor to ceiling ceramic wall tiling and a wall mounted clear glass shower screen. Low-level W.C with push-button flush, pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, ceiling light fitting, extractor fan, shaver point and an obscure uPVC double glazed window to the side elevation.



EPC: Energy Performance Rating: 'B' (81)

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:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

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.

EXTERNALLY:

The front aspect provides TWO ALLOCATED PARKING SPACES. Located directly in front of the house. A paved pathway leads to the front entrance door, with wall mounted external light and storm canopy above. The front garden hosts a range of complementary planted borders. A secure left sided timber gate opens onto a paved pathway, which leads down to the well-appointed and BEAUTIFULLY LANDSCAPED rear garden. Predominantly laid to lawn, enjoying a range of attractive planted borders. The garden hosts a paved patio, directly from the dining kitchen and an additional raised decked seating, entertainment space, at the bottom of the garden. Ensuring a high-degree of privacy. There is provision/ hard-standing for a garden shed, an outside tap, external wall light, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler 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: 784 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Leasehold.

Sold with vacant possession on completion.

Lease Information:

Length of lease: 99 Year lease from 20th April 2018
Remaining Years on the lease: 92 Years.
Current Ground Rent: £257.22 per month. Based on ownership at 40%.
Current Service Charge: £14.80 per month.
Current Buildings Insurance: £4.30 per month.
Current Management Charge: £25.95 per month.
All payable to the Amplus.
All of the above information has been provided by the vendor and has not been verified by the agent.

Amplus Housing Association:

Any prospective purchaser will need to complete an application form and be approved by Amplus Housing Group before the sale can be finalised. PLEASE NOTE: Upon accepting an application, a £250 non-refundable reservation fee is payable by the applicant. For any further information. Please speak to the selling agent.

What Is Shared Ownership?

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Platform Housing gradually. It is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? * You purchase the share of the property with a mortgage or cash sum; * You pay a service charge to Platform Housing Association.

Local Authority:

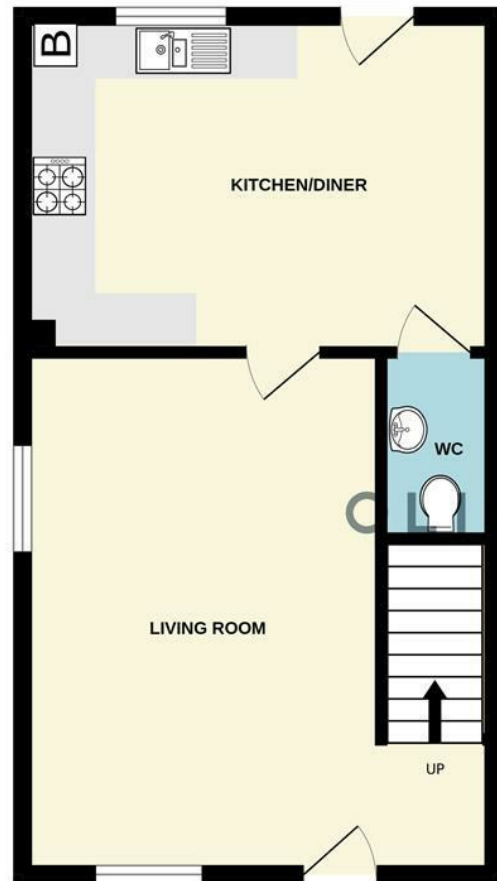
Newark & Sherwood District Council.

Council Tax: Band 'B'

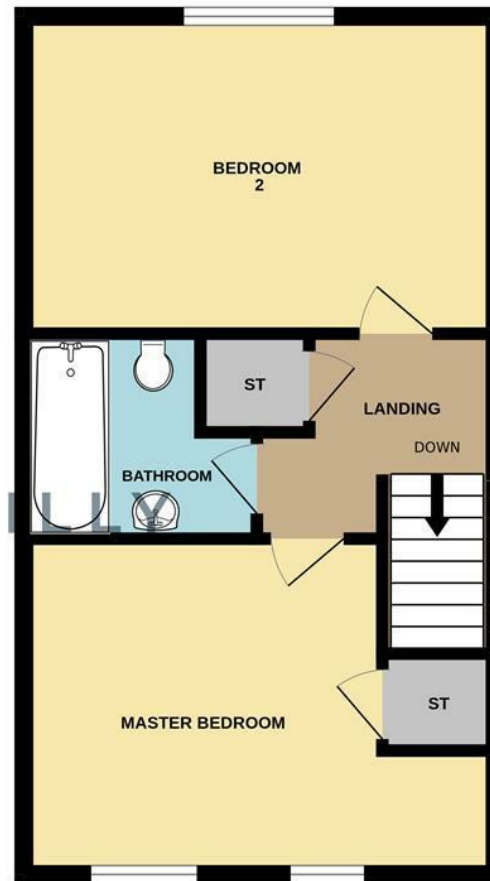




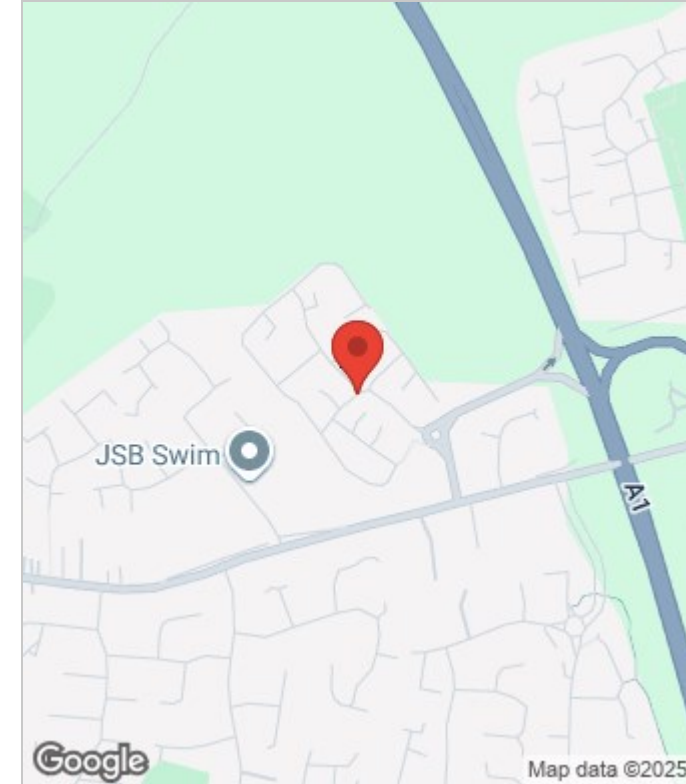
GROUND FLOOR



1ST 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 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	