



Rubys Walk, Fernwood, Newark

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 OLIVER REILLY



Rubys Walk, Fernwod, Newark

- LOVELY FIRST FLOOR APARTMENT
- POPULAR & WELL-CONNECTED LOCATION
- DELIGHTFUL BALCONY TO FRONT & REAR
- COMMUNAL CARPARK WITH PARKING TO THE REAR
- IDEAL FIRST TIME HOME, INVESTMENT OR DOWNSIZE!
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- GENEROUS OPEN-PLAN LIVING SPACE
- MODERN FITTED KITCHEN & BATHROOM
- ATTRACTIVE TREE-LINED POSITION- CLOSE TO AMENITIES!
- EXCELLENT CONDITION! Tenure: Leasehold 'C'

Guide Price: £100,000 - £110,000. LOCATION! LOCATION! LOCATION!

Here we have a lovely first floor apartment showcasing a FIRST CLASS internal design. Promising an ideal first time, investment or suitable downsize.

This DECEPTIVELY SPACIOUS residence occupies an ENVIOUS TREE-LINED POSITION in the heart of Fernwood. Surrounded by a range of excellent local amenities and BOASTING EASE OF ACCESS ONTO THE A1 and A46.

This warm and welcoming home will surprise you by its TASTEFUL, EXPANSIVE & FREE-FLOWING internal layout comprising: Entrance hall, Generous DUAL-ASPECT living room with French doors opening onto a delightful balcony with CAPTIVATING TREE-LINED OUTLOOK. The living space is OPEN-PLAN through to a modern dining kitchen.

The apartment provides a three-piece bathroom and TWO DOUBLE BEDROOMS. Both enhanced by EXTENSIVE FITTED WARDROBES and a REAR BALCONY from the master bedroom.

Externally, there is a communal carpark to the rear of the building, with ample visitor parking also available on a first come, first served basis.

Further benefits of this STYLISH MODERN GEM include uPVC double glazing, a secure telephone entry system and electric heating.

This truly is A WONDERFUL PLACE TO CALL HOME...! Step inside and see for yourself...!



Guide Price £100,000 - £110,000



Front Outlook

ENTRANCE HALL: 12'6 x 6'3 (3.81m x 1.91m)
Max measurements provided.

LIVING AREA: 13'5 x 13'4 (4.09m x 4.06m)

FRONT BALCONY: 8'4 x 3'1 (2.54m x 0.94m)
With wrought-iron railings. Enjoying a delightful outlook over the tree-lined footpath.

MODERN DINING KITCHEN: 10'7 x 10'2 (3.23m x 3.10m)

MASTER BEDROOM: 12'7 x 12'2 (3.84m x 3.71m)
With extensive FITTED WARDROBES. Max measurements provided.

REAR BALCONY: 11'3 x 3'2 (3.43m x 0.97m)
A lovely additional seating space, with wrought-iron railings. With an outlook over the communal car park.

BEDROOM TWO: 11'10 x 9'4 (3.61m x 2.84m)
Max measurements provided up to extensive FITTED WARDROBES.

CONTEMPORARY BATHROOM: 7'1 x 6'3 (2.16m x 1.91m)

OFF STREET PARKING:
There is a large communal carpark, accessed via Rubys Avenue. Hosting ample off-street parking for residents. There is also visitor parking, available on a first come, first served basis.

Approximate Size: 585 Square Ft.
Measurements are approximate and for guidance only.

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.



Tenure: Leasehold.

Sold with vacant possession on completion.

Lease Information:

Years Remaining on Lease -125 years from 28/06/2003.

- Years Remaining- 102 Years.

-Current Ground Rent- £177 a year. Paid to Estates & Management.

-Current Service Charge- Approximately £1,400 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'

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 Sainsburys, 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

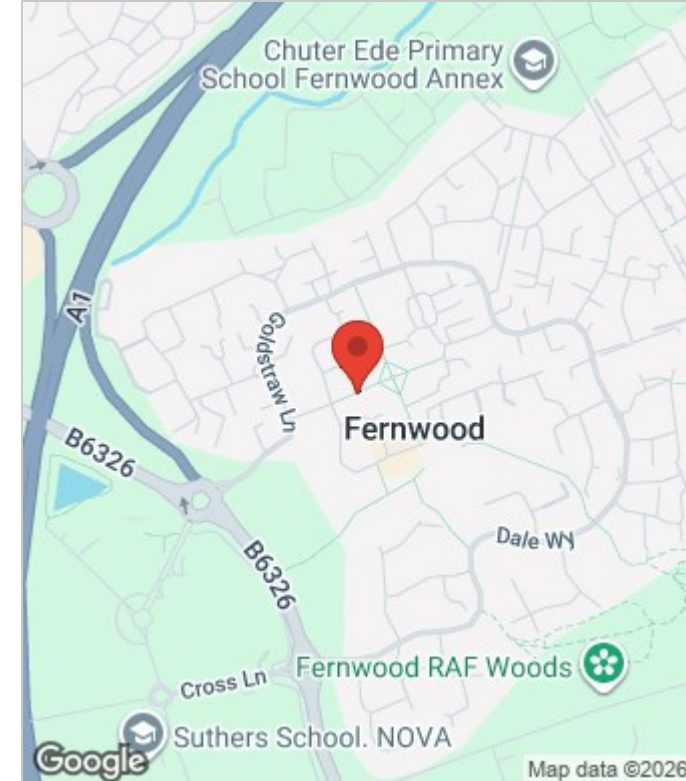
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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

