



Peacocks Launde, Claypole, Newark

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 OLIVER REILLY



Peacocks Launde, Claypole, Newark

- IMPRESSIVE FIRST FLOOR APARTMENT
- QUIET & IDYLIC CUL-DE-SAC SETTING
- MODERN BREAKFAST KITCHEN & STYLISH BATHROOM
- ALLOCATED PARKING SPACE
- EXCELLENT PRESENTATION! A MUST VIEW!
- TWO BEDROOMS WITH FITTED WARDROBES
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- LOVELY SOUTH-FACING BALCONY WITH COUNTRYSIDE VIEWS!
- HIGHLY DESIRABLE VILLAGE- FILLED WITH AMENITIES!
- NO CHAIN! Tenure: Leasehold. EPC 'B' (83)

Guide Price: £140,000 - £150,000. MOVE STRAIGHT IN & MAKE IT YOURS!

This truly is LIFESTYLE LIVING AT ITS FINEST! Inside this excellent TWO DOUBLE BEDROOM first-floor apartment, enjoying a peaceful position within a well-designed modern cul-de-sac.

Set among a small selection of attractive residential homes, the apartment lies close to the centre of an outstanding, well-served and hugely popular village, conveniently connected to Newark, Grantham and Sleaford.

This DECEPTIVELY SPACIOUS HOME is accessed via a secure (key-coded) communal entrance, opening into an inviting entrance hall and a WONDERFUL 21FT OPEN-PLAN LIVING/DINING KITCHEN. Flooded with natural light, this impressive space is enhanced by French doors opening onto a WONDERFUL SOUTH-FACING BALCONY, which enjoys IDYLIC, FAR-REACHING VIEWS OVER THE LOCAL COUNTRYSIDE. How can you not love the view?

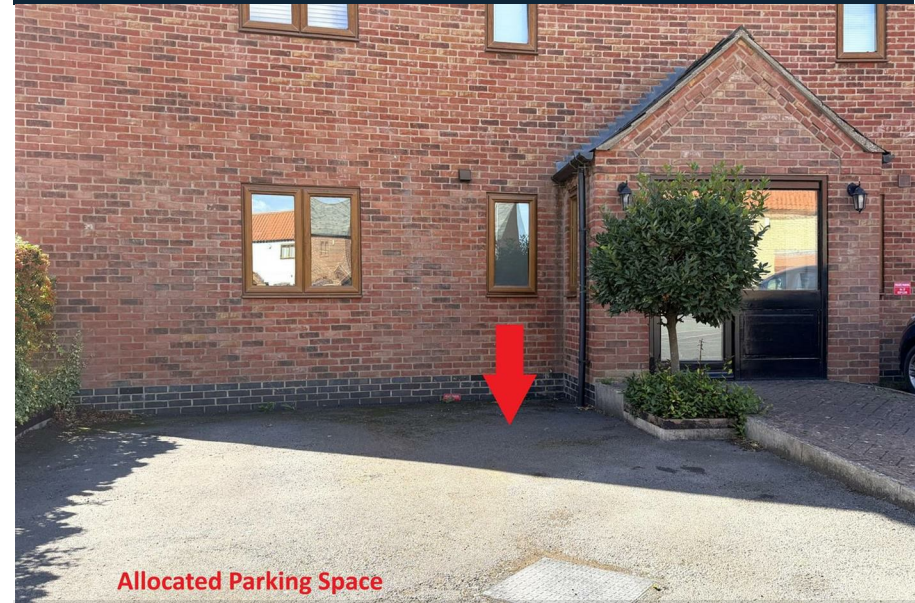
The apartment also boasts TWO DOUBLE BEDROOMS, both with fitted wardrobes, together with a stylish modern bathroom.

Outside, there is an allocated parking space positioned in front of the apartment, with additional visitor parking available close by on a first-come, first-served basis.

Further benefits include electric heating, uPVC double glazing throughout, an alarm system, a HIGH EPC RATING OF B and NO ONWARD CHAIN!

If you're looking for a home that takes the stress out of moving while offering space, style and a wonderful countryside outlook, THIS COULD BE JUST THE ONE!

Guide Price £140,000 - £150,000



ENTRANCE HALL: 9'6 x 7'8 (2.90m x 2.34m)

Max measurements provided.

FABULOUS OPEN-PLAN LIVING/DINING KITCHEN:
21'3 x 13'4 (6.48m x 4.06m)

Max measurements provided.

BALCONY: 11'2 x 4'10 (3.40m x 1.47m)

With two external wall lights, wrought-iron railings and an amazing far-reaching view across open countryside. Creating an idyllic space, that can be appreciated all year round.

MASTER BEDROOM: 12'5 x 12'4 (3.78m x 3.76m)

With extensive fitted wardrobes. Max measurements provided.

BEDROOM TWO: 11'8 x 8'5 (3.56m x 2.57m)

With fitted wardrobe. Max measurements provided.

MODERN BATHROOM: 9'9 x 5'10 (2.97m x 1.78m)

Max measurements provided.

ALLOCATED PARKING SPACE:

The front aspect provides a secure allocated parking space for the property. Located directly in front of the apartment itself. The vendor has confirmed that ample visitor parking is also available, on a first come, first served basis.

Approximate Size: 645 Square Ft.

Measurements are approximate and for guidance only.





Services:

Mains water, drainage, and electricity are all connected. The property also provides mains electric heating, an alarm system 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:

The vendor has confirmed the following details:

Management Company: Country Field Admin.

Length of Lease: 999 years from July 2007.

Years remaining on the lease: 981 years.

Annual Ground Rent: £80 a year

Monthly Service charge: £88 a month. Totalling approximately £1,056 a year. This includes buildings insurance and up-keep of the internal and external communal areas, including the communal garden and pond.

Please note: This information has been provided by the vendor and has not been clarified by the agent.

Local Authority:

South Kesteven Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B' (83)

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, 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:

The sought-after village of Claypole, is situated approximately 5 miles East of the historic market town of Newark-on-Trent, where there is a fast track railway link to London Kings Cross 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 is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast range of amenities, including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant. The village also boasts a thriving village hall, an excellent Primary school and a community park with playground and popular sports facilities.



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.

FIRST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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



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