

Pinfold Mews, Pinfold Lane, Balderton, Newark

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OLIVER REILLY



Pinfold Mews, Pinfold Lane, Balderton, Newark

- SPACIOUS FIRST FLOOR APARTMENT
- LOVELY RESIDENTIAL SETTING- OVERLOOKING THE CHURCH!
- GENEROUS DUAL-ASPECT LOUNGE DINER
- A BLANK CANVAS! SCOPE TO MAKE YOUR OWN!
- uPVC DOUBLE GLAZING & ELECTRIC HEATING
- ONE LARGE DOUBLE BEDROOM
- PRIVATE GROUND FLOOR ENTRANCE
- MULTI-PURPOSE STUDY ROOM
- CLOSE TO AMENITIES & MAIN ROADS
- NO ONWARD CHAIN! Tenure: Leasehold. EPC 'E'

Guide price £60,000 - £70,000.

DECEPTIVELY SPACIOUS FIRST-FLOOR APARTMENT, offering an excellent opportunity for FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS, this attractive home combines generous accommodation with a blank canvas to add value.

The property is located in a pleasant residential position, overlooking the picturesque St. Giles Church, complemented by a delightful, unspoilt tree-lined outlook.

Entered via a private ground -floor hallway, with stairs rising to a spacious first-floor landing. The accommodation boasts a fitted kitchen, a GENEROUS DUAL-ASPECT LOUNGE/DINER enjoying an abundance of natural light, and a versatile study, ideal for home working or additional storage.

A WELL-PROPORTIONED MASTER BEDROOM and a contemporary three-piece bathroom complete the accommodation.

OUTSIDE... A communal car park to the rear provides convenient off-street parking, with provision for visitors.

Further benefits include uPVC double glazing, electric heating and NO ONWARD CHAIN!

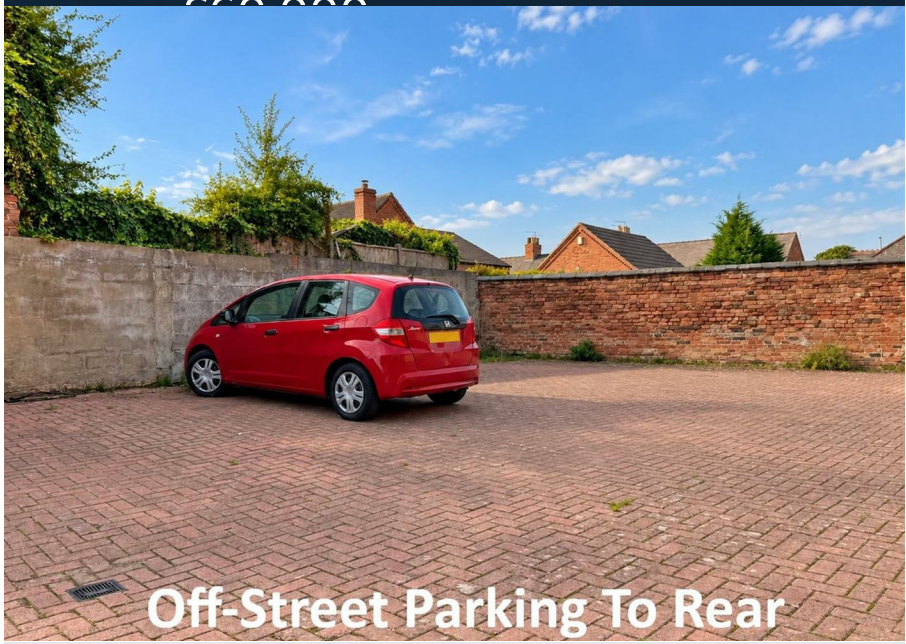
SEIZE YOUR CHANCE & DISCOVER THE POTENTIAL! Whether you're taking your first step onto the property ladder, looking to downsize or seeking a promising investment, this charming apartment is an opportunity not to be missed!

EARLY VIEWING IS HIGHLY RECOMMENDED!





Asking Price: Guide Price £60,000



GROUND FLOOR: ENTRANCE HALL: 7'6 x 5'6 (2.29m x 1.68m)

FIRST FLOOR LANDING: 13'4 x 2'10 (4.06m x 0.86m)

FITTED KITCHEN: 8'2 x 7'6 (2.49m x 2.29m)

DUAL-ASPECT LOUNGE/DINER: 15'10 x 13'2 (4.83m x 4.01m)
Max measurements provided.

MULTI-PURPOSE STUDY: 7'5 x 5'10 (2.26m x 1.78m)
Max measurements provided.

GENEROUS DOUBLE BEDROOM: 13'2 x 13'1 (4.01m x 3.99m)

BATHROOM: 7'5 x 6'1 (2.26m x 1.85m)

OFF-STREET PARKING:
There is ample off-street parking available behind the property, in a block paved communal carpark, with visitor parking also available.

Approximate Size: 616 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:
Length Of Lease: 125 years from 1st October 1987.
Years Remaining on Lease: 86 Years.
Current Ground Rent: £25 a year. This does not include buildings insurance.
We understand there is no service charge associated with the property.
Please note: This information has been provided by the vendor and has not been clarified by the agent.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E' (42)
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: Balderton
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.



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.



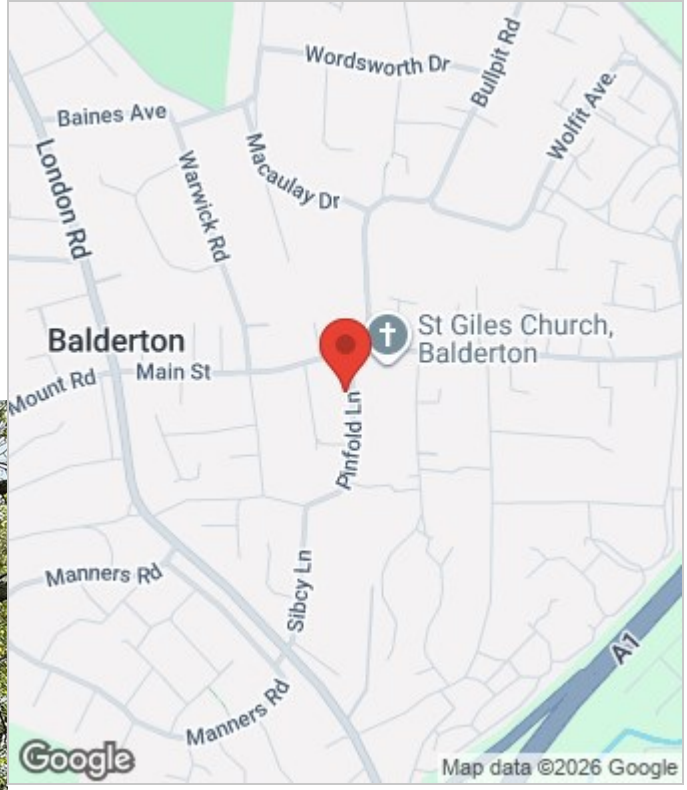
Money Laundering Regulations:

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		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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