

Barnby Road, Newark

Guide Price £130,000 to £140,000

NEWTON FALLOWELL

Barnby Road

Newark

MARKETED WITH NO CHAIN Conveniently situated within walking distance to the local train stations with access to London Kings Cross Station & Nottingham/Lincoln City Centre, this marvellous apartment offers a wonderful low maintenance lifestyle with single storey living and its own private garden. This home could suit a variety of needs, and viewing will be key to appreciate the charm of this building.

The Bell Tower is a magnificent conversion of a Victorian School building and Apartment 'No.1' is a well appointed property with a spacious internal layout comprising: generous lounge with an opening to a dual aspect dining kitchen, with the kitchen having a four ring electric hob and electric oven, bedroom two is a double bedroom with an ensuite shower room, whilst bedroom one is also a double bedroom with a dressing room and access to a Jack & Jill bathroom, with a connecting door back to the lounge.

In addition, externally, the apartment offers a low maintenance courtyard garden with two decked areas, gravelled area and garden shed. There is also a car port and off street parking in front, providing parking for more than one vehicle. Other features of this home include UPVC double glazing and electric heating.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D









Lease Details
Management Company - HML PM Ltd Years Remaining on Lease - 999 Year Lease from 01/01/2005 (approx 979 remaining) We are informed by the current vendor the service charge for the quarter 01/10/2024 to 31/12/2024 was £321.37, which we believe includes the buildings insurance. The owner of the apartment will have one share in the management company which is controlled by the residents on the development (i.e. one share per household).

Lounge
16' 4" x 15' 0" (4.98m x 4.57m)

Dining Kitchen
14' 7" x 8' 4" (4.45m x 2.54m)

Bedroom One
11' 2" x 9' 4" (3.40m x 2.85m)

Dressing Room
10' 11" x 6' 11" (3.33m x 2.11m)

Jack & Jill Bathroom
7' 2" x 6' 9" (2.18m x 2.06m)

Bedroom Two
9' 11" x 9' 4" (3.02m x 2.85m)

Ensuite Shower Room
9' 4" x 2' 11" (2.85m x 0.89m)

Agent's Note
The apartment has a shared car parking area with its own personal parking for two vehicles.

Services
Mains electricity, water and drainage are connected.

Square Footage
The square footage for this property is approximately 748 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.









Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GROUND 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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