

Warwick Road, Balderton

Asking Price £95,000

NEWTON FALLOWELL

Warwick Road

Balderton, Newark

MARKETED WITH NO CHAIN OVER 55's DEVELOPMENT Enjoying a convenient position within the popular and well-regarded gated development of Warwick Court, this well-presented first-floor apartment offers comfortable, low-maintenance living specifically for the over 55's, together with the benefit of no onward chain.

Warwick Court is particularly appealing for those seeking a secure and welcoming environment, with beautifully maintained communal gardens and secure parking facilities, whilst being conveniently positioned for the excellent range of amenities available within Balderton. Newark town centre is also within easy travelling distance, providing further shopping, leisure and recreational facilities.

The apartment itself is approached via its own private entrance, with an entrance hallway featuring stairs rising to the first floor and a useful stairlift, providing particularly convenient access.

The accommodation is well presented throughout and comprises a spacious lounge/diner with Juliet balcony, creating a pleasant and naturally light main living space, together with a fitted kitchen incorporating a four-ring electric hob, electric oven and generous storage cupboard. The generous double bedroom benefits from a range of fitted wardrobes, whilst the well-appointed shower room provides a practical and comfortable suite. Further benefits 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: C









Lease Details
Management Company - Walker & Son Ltd Years Remaining on Lease - 125 Years - Commencing 1 May 2003, approximately 101 years remaining Current Ground Rent per annum - £140 per annum Current Service Charge - £130 per quarter, buildings insurance included

Entrance Hall
5' 5" x 3' 7" (1.65m x 1.09m)

Landing
9' 4" x 3' 11" (2.85m x 1.19m)
maximum measurements

Lounge/Diner
15' 0" x 11' 1" (4.57m x 3.38m)

Kitchen
10' 8" x 5' 11" (3.25m x 1.80m)

Double Bedroom
14' 7" x 9' 2" (4.45m x 2.79m)

Bathroom
9' 2" x 6' 10" (2.79m x 2.08m)

Agent's Note
The property has access to communal gardens and parking.

Services
Mains electricity, water and drainage are connected.

Square Footage
The square footage for this property is approximately 604 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

FIRST FLOOR



NEWTON FALLOWELL

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.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

NEWTON FALLOWELL