



Youngs Avenue, Fernwood, Newark

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 OLIVER REILLY



# Youngs Avenue, Fernwood, Newark

- A GREAT GROUND FLOOR APARTMENT!
- POPULAR & CONVENIENT LOCATION!
- LOVELY SUN TERRACE & COMMUNAL GARDENS!
- MASTER BEDROOM WITH FITTED WARDROBES & BESPOKE SHUTTERS
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES!
- TWO WELL-PROPORTIONED BEDROOMS!
- LARGE OPEN-PLAN LIVING SPACE!
- MODERN BATHROOM & EN-SUITE SHOWER ROOM!
- ALLOCATED PARKING SPACE!
- IDEAL FIRST TIME HOME/ INVESTMENT! Tenure: Leasehold. EPC 'C'

Guide Price: £100,000 - £110,000. GET ON THE PROPERTY LADDER!!!

This is an excellent opportunity to get onto the property ladder with this deceptively spacious, modern two-bedroom GROUND FLOOR apartment, offered in move-in-ready condition.

Situated in a popular residential location, the property benefits from a range of local amenities and convenient access to the A1, A46 and Newark town centre, making it an appealing choice for first-time buyers, downsizers and investors alike.

The well-presented accommodation begins with an entrance hall leading to an impressive 18 FT OPEN-PLAN LIVING DINING KITCHEN SPACE. Sliding doors open directly onto a charming sun terrace and outdoor seating area, creating an ideal connection between the outside and inside.

The master bedroom features bespoke fitted shutters, fitted wardrobes and a MODERN EN-SUITE SHOWER ROOM. There is also a well-proportioned second bedroom and a separate contemporary three-piece bathroom.

Outside, the apartment benefits from an ALLOCATED PARKING SPACE, together with access to attractive communal gardens to the rear of the building.

Further features include uPVC double glazing, electric heating and a secure telephone entry system.

STYLISH, PRACTICAL & READY TO MOVE STRAIGHT INTO! This attractive apartment offers contemporary living in a convenient location and represents an excellent opportunity for buyers looking for their first home, a low-maintenance downsize or a sound long-term investment!

Guide Price £100,000 - £110,000



**ENTRANCE HALL:** 12'3 x 4'7 (3.73m x 1.40m)

**OPEN-PLAN LIVING/ DINING KITCHEN:** 18'6 x 12'2 (5.64m x 3.71m)

**SUN TERRACE:**  
Accessed from the OPEN-PLAN living space, with paving and wrought-iron railed frontage. Providing a seating area/ small external space.

**MASTER BEDROOM:** 12'5 x 10'1 (3.78m x 3.07m)

**STYLISH EN-SUITE SHOWER ROOM:** 6'4 x 5'3 (1.93m x 1.60m)

**BEDROOM TWO:** 11'6 x 8'7 (3.51m x 2.62m)

**MODERN BATHROOM:** 6'8 x 5'7 (2.03m x 1.70m)

**EXTERNALLY:**  
The complex provides a secure telephone entry system, accessed from the communal car park. To the rear of the complex there is a large communal garden, predominantly laid to lawn, with a mature ash tree and fenced boundaries. Available to be appreciated all year round.

**ALLOCATED PARKING SPACE:**  
The vendor has confirmed they have access to one allocated parking space, located in front of the apartment complex itself.

**Approximate Size: 574 Square Ft.**  
Measurements are approximate and for guidance only.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central 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.

**Broadband Connectivity:**  
Ultrafast broadband is available within the complex, with 1,800 Mbps download speed.

**Tenure: Leasehold.**  
Sold with vacant possession on completion.





#### Lease Information:

Years Remaining on Lease -125 years from 01/06/2003.

- Years Remaining- 102 Years.

-Current Ground Rent- £67.50. Paid every six months (£135 per annum).

-Current Service Charge- Approximately £900. Paid every six months (£1,800 a year). This includes buildings insurance along with the upkeep of the internal and external communal areas. Paid to First port estates and management.

Please note: This information has been provided by the vendor and has not been clarified by the agent. All figures should be checked with the Vendor/Solicitor prior to exchange of contracts .

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (74)

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.

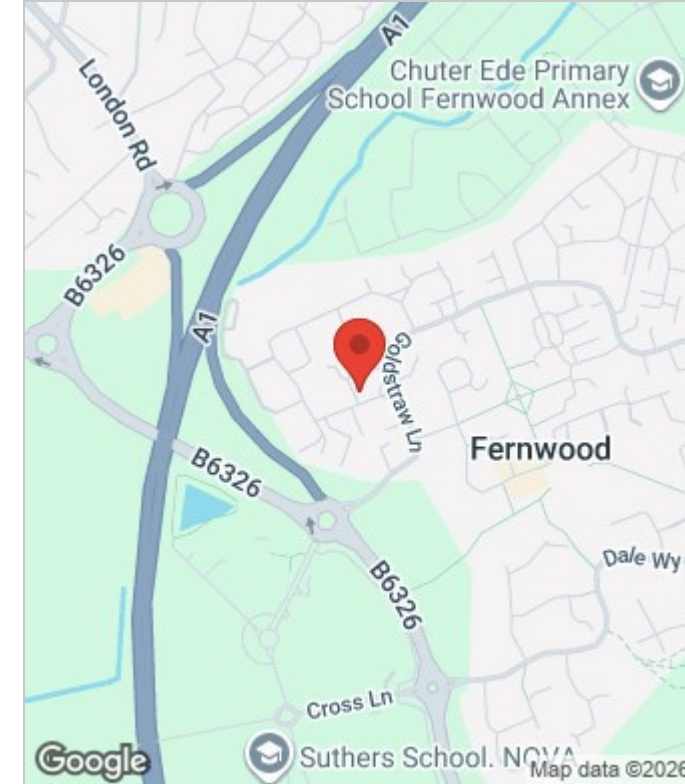
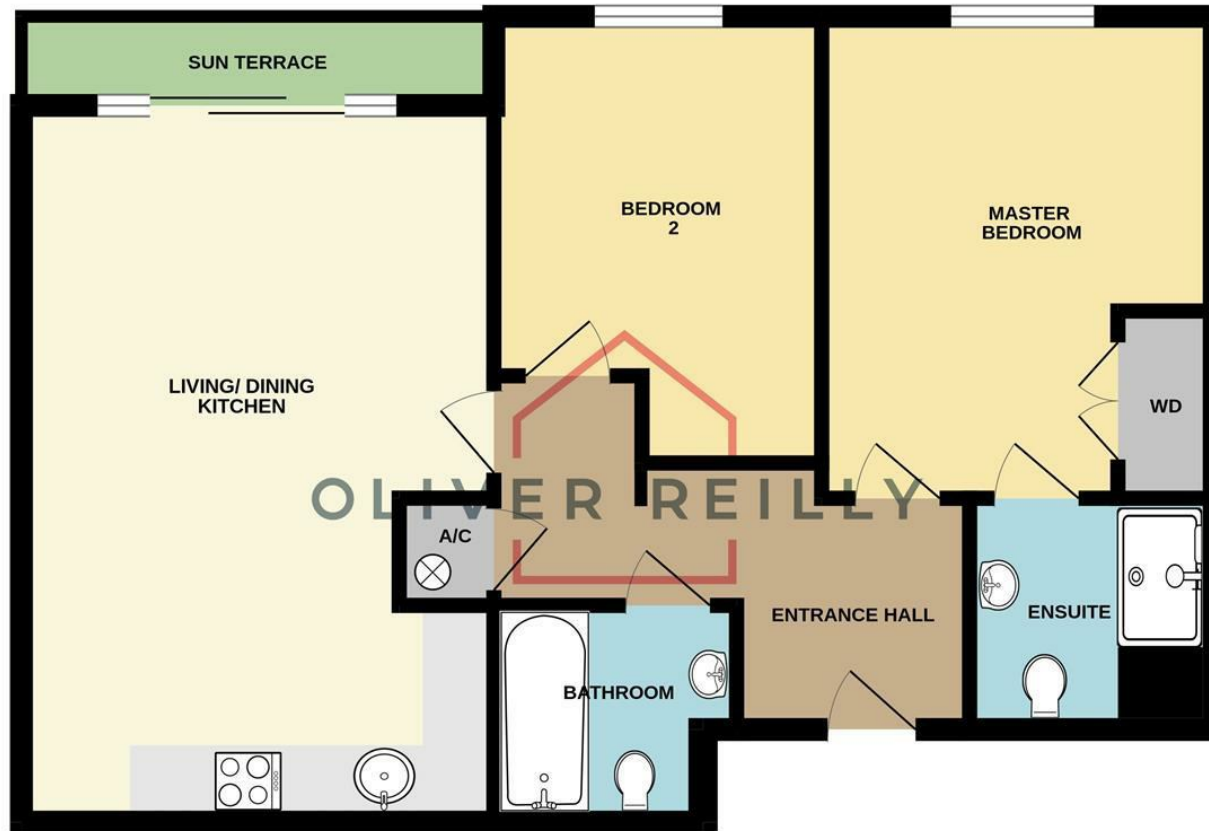
#### Draft Details-Awaiting Approval:

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.





## GROUND FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>74</b> | <b>81</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

