

38 Mumby Close, Newark, NG24 1JE

No Chain £88,995

Tel: 01636 611 811

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

The living accommodation comprises of an entrance hall separating all the rooms, spacious lounge; well-fitted kitchen, modern bathroom and two good sized bedrooms. To the outside there is a communal frontage, communal rear courtyard and side garden and a 'residents only' parking area.

Offered with no onward chain, the property presents an excellent opportunity for first-time buyers and investors alike, with viewing highly recommended.

Mumby Close is conveniently situated within walking distance of Newark town centre with a good range of amenities. Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops including Marks and Spencer. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general hospital.

This first floor apartment was constructed circa 1980. The property has newly fitted carpets throughout with uPVC double glazed windows throughout and gas central heating. The accommodation can be more fully described as follows:-

GROUND FLOOR
A ground floor entrance door gives access to:

COMMUNAL ENTRANCE LOBBY
With UPVC entrance door with stairs leading to the first floor:

PORCH AREA
5'01 x 3'09 (1.55m x 1.14m)
Wooden front door, carpet floor, radiator and coat hooks.

HALLWAY
9'03 x 2'10 (2.82m x 0.86m)
Carpet floor, airing cupboard and loft hatch.

BEDROOM ONE
14'02 x 9'04 (4.32m x 2.84m)
UPVC double glazed window with front elevation, carpet flooring and radiator.



BEDROOM TWO
8'01 x 7'03 (2.46m x 2.21m)
UPVC double glazed window with rear elevation, carpet floor and radiator.



BATHROOM
7'07 x 5'11 (2.31m x 1.80m)
UPVC double glazed window with rear elevation, laminate floor, heated towel rack, W.C, sink and bath over electric shower.



LIVING ROOM
12'06 x 5'07 (3.81m x 1.70m)



KITCHEN
13'05 x 5'04 (4.09m x 1.63m)
UPVC double glazed window with rear elevation, laminate floor, radiator, Newly built in Lamina oven with four ring hob, steel sink and drainer, fitted wall and base units.





OUTSIDE

The property benefits from a lawned frontage shared between ground and first floor apartments. There is also a communal courtyard to the rear and a further communal garden area to the side of the apartments. Vehicular parking is available on a first come, first served basis in the residents parking area situated to the left of the apartments.



TENURE

The property is Leasehold and has a recent Lease extension to 189 year remaining.

Ground Rent: £40
Service Charge: Proportionate contribution to repairs on an adhoc basis.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

SERVICES

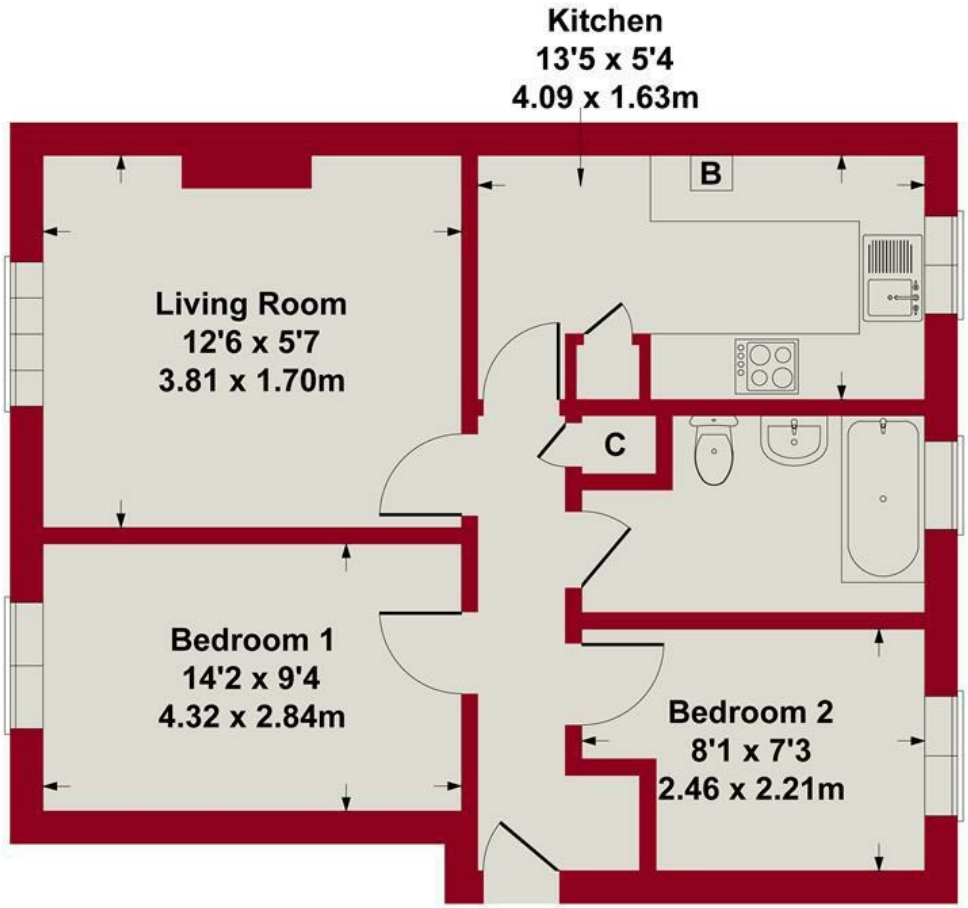
Mains water, electricity, gas and drainage are all connected to the property.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.



GROUND FLOOR

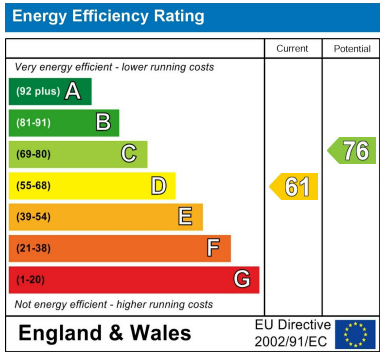
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

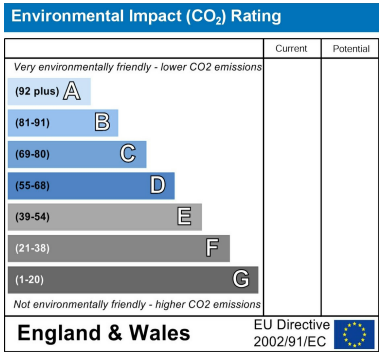
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

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