



## FEATURES

- Two-bedroom first floor flat
- Currently let at £425 pcm (£5,100 pa)
- Fitted kitchen and bathroom
- Popular lakeside area
- Approx. 52 Sq. M (563 Sq. Ft)
- Ready-made investment or owner occupier
- Vacant possession may be available
- Single garage let at £40 pcm (£480 pa)
- Close to local amenities
- Long leasehold

Offers In The Region Of £79,950

## Two Bedroom Flat in a Desirable Residential Location

15, Rowan Way, New Balderton  
Newark, NG24 3AU

### OVERVIEW

This spacious two-bedroom flat is located on the first floor within this purpose-built block of flats in the popular residential area of New Balderton, Newark.

The accommodation comprises a spacious lounge, separate kitchen, two bedrooms and a family bathroom. The lounge is neutrally decorated with a large floor to ceiling double glazed window, creating a light and spacious feel.

There is a separate kitchen including a range of fitted units with splash back tiles, stainless steel sink and complimentary flooring. Each bedroom offers spacious accommodation with neutrally painted walls and carpeting. The bathroom comprises a fitted three-piece suite, having a bath, low flush WC, and wash hand basin with partially tiled walls.

Externally, the flat benefits from a single garage which is located within the block adjacent. There is also the benefit of on street parking within the vicinity and close access to Balderton Lake and Newark town centre.

- Asking Price: £79,950
- Two-bedroom first floor flat
- Ready-made investment property
- Tenanted: £5,580 per annum, 6.98% Gross Yield
- Long leasehold

### Accommodation

Kitchen 2.72 x 2.25  
Lounge 3.68 x 3.79  
Bedroom 3.01 x 3.81  
Bedroom 3.0 x 3.01 (max)  
Bathroom 1.9 x 2.02

Total. 53 Sq. M (563 Sq. Ft)

### Services

We understand the property has mains electricity, water and drainage. However, interested parties should carry out their own investigations.

### Tenure

Long Leasehold



### Investment Analysis

The property is currently tenanted at £425 pcm (£5,100 per annum). The single garage is let separately with a rent of £40 pcm (£480 pa) representing a current gross yield of 6.98%, based on the asking price.

### Council Tax

The flat is rated in Council Tax Band A. Council Tax amount payable for 2019/2020 is £1,349.

### Asking Price

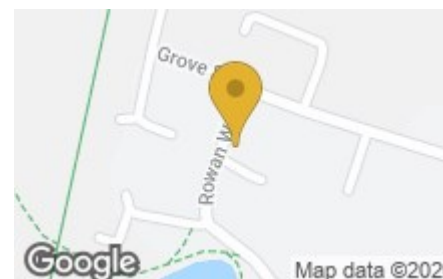
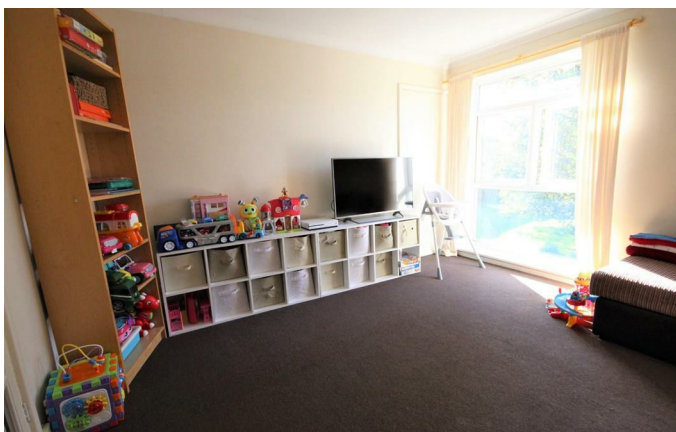
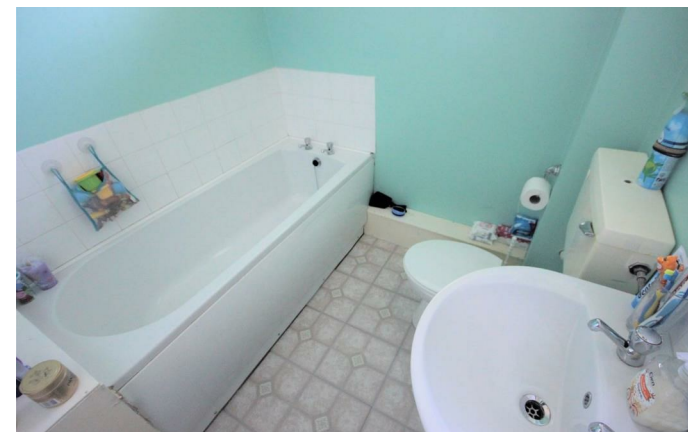
£79,950

### Buyer's Premium

A Buyer's Premium of 1% (min. £900) inc. VAT is payable on top of the purchase price. Please take in to account when offering on a property.

### Viewings

Viewings strictly by appointment only. Please contact a member of John Pye Property on 0115 970 6060 or email [property@johnpye.co.uk](mailto:property@johnpye.co.uk) to arrange an appointment.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-101) <b>A</b>			(10-19) <b>A</b>		
(81-90) <b>B</b>			(20-29) <b>B</b>		
(71-80) <b>C</b>			(30-39) <b>C</b>		
(61-70) <b>D</b>			(40-49) <b>D</b>		
(51-60) <b>E</b>			(50-59) <b>E</b>		
(41-50) <b>F</b>			(60-69) <b>F</b>		
(31-40) <b>G</b>			(70-79) <b>G</b>		
(1-30) <b>Not energy efficient - higher running costs</b>			(80-100) <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC