



Apple Tree Close, Newark

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 OLIVER REILLY



Apple Tree Close, Newark

- LOVELY FIRST FLOOR APARTMENT
- 50% SHARED OWNERSHIP. (100% AVAILABLE)
- WALKING DISTANCE TO TOWN CENTRE
- MODERN FITTED KITCHEN & BATHROOM
- IMPECCABLE PRESENTATION
- TWO DOUBLE BEDROOMS
- CLOSE PROXIMITY TO NORTH GATE STATION
- DUAL-ASPECT LIVING SPACE
- ALLOCATED PARKING SPACE
- Tenure: Leasehold EPC 'C' (78)

**** 50% SHARED OWNERSHIP! ** A FANTASTIC FIND WITH 100% OWNERSHIP AVAILABLE...!!**

Welcome to Apple Tree Close! A delightful first floor apartment. Boasting a deceptive degree of living space, in excess of 560 square ft. The wonderful and attractive contemporary home is an ideal first time purchase, or suitable downsize. Comfortably position within walking distance into the Town Centre, within a few minutes of Newark North Gate Train Station, all within a popular residential area. Currently being sold at 50% shared ownership, with 100% AVAILABLE TO BE PURCHASED for £95,000. Please speak to the agent for further details.

The property is a real credit to the existing owner, having been recently re-decorated throughout. The apartment has been BEAUTIFULLY MAINTAINED THROUGHOUT! The well-appointed internal accommodation comprises: Entrance hallway with multiple fitted storage cupboards, a large DUAL-ASPECT lounge/diner, equally spacious modern kitchen, TWO DOUBLE BEDROOMS and a contemporary bathroom. Externally, the apartment boasts an allocated parking space. Further benefits of this warm, welcoming and wonderfully presented home include uPVC double glazing throughout and gas central heating. MAKE YOUR MOVE and snap up this tremendous modern-day home before its too late!



50% Shared ownership £47,500



ENTRANCE HALL: 10'1 x 9'1 (3.07m x 2.77m)

Accessed via a secure entrance door. Providing carpeted flooring. A ceiling light fitting, loft hatch access point, with drop-down ladder. Partially boarded with a light fitting. Wall mounted telephone entry system. Central heating thermostat and ceiling smoke alarm. Two fitted storage cupboards. One of which provides shelving and one housing the electrical RCD consumer unit. Access into both bedrooms, bathroom, kitchen and lounge diner. Max measurements provided.

LOUNGE/DINER: 16'10 x 10'0 (5.13m x 3.05m)

A delightful and spacious DUAL-ASPECT reception room. Providing carpeted flooring, a central ceiling light fitting, uPVC double glazed window to the side and front elevation. With sufficient living and dining space. Max measurements provided.

KITCHEN: 13'1 x 6'1 (3.99m x 1.85m)

Well-proportioned. Providing vinyl flooring. With an extensive range of fitted wall and base units with laminate roll-top work surfaces over and partial white walled tiled splash backs. Inset stainless steel sink. A free-standing gas cooker. Under counter provision for a fridge, freezer and plumbing for a washing machine. Wall-mounted modern 'IDEAL' combination boiler. Ceiling strip light, extractor fan and uPVC double glazed window to the front elevation, with a fitted horizontal blind.

MASTER BEDROOM: 12'1 x 9'1 (3.68m x 2.77m)

A DELIGHTFUL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, tv aerial point and uPVC double glazed window to the rear elevation, with a black out blind.

BEDROOM TWO: 11'0 x 7'1 (3.35m x 2.16m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation.

BATHROOM: 6'1 x 6'1 (1.85m x 1.85m)

Of contemporary design. Providing vinyl flooring. A panelled bath with chrome mixer tap, thermostatic mains shower facility, white floor to ceiling tiled splash backs and a shower curtain rail. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Chrome heated towel rail. Ceiling light fitting, extractor fan and majority walled white tiled splash backs. Obscure uPVC double glazed window to the side elevation, with a fitted window blind.

ALLOCATED PARKING SPACE:

Located to the front of the building, with an allocated number. Situated close to the communal entrance door.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. Fibre broadband is also available.

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.

Approximate Size: 561 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Leasehold. Sold with vacant possession.

Lease Information:

Management Company - Nottingham Community Housing Association (NCHA)

Length Of Lease: 125 years. Commencing from 1st January 2006.

Years Remaining: 108 years.

Rental Charge: £208.50 per month to NCHA.

Ground Rent: £8.33 per month. Totaling £99.96 a year.

Service Charge: £91.10 per month; Totaling £1,094 a year. This includes buildings insurance. Taken for the year ended 31st March 2023.

The above information has been provided by the vendor and has not been verified by the agent.

All potential purchasers must be approved via an application. This is on a first come, first serve basis. We advise to only apply for a mortgage, once an application has been officially approved. Please speak to the agent for further details.

What is Shared Ownership?

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Nottingham Community Housing Association (NCHA). Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? * You purchase the share of the property with a mortgage or cash sum; * You pay a service charge to Nottingham Community Housing Association.

Nottingham Community Housing Group:

Any prospective purchaser will need to complete an application form and be approved by Help to Buy Midlands and NCHA before the sale can be finalised.

Please visit: <https://www.ncha.org.uk/> for further information please speak to the agent.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (78)

Local Information & Amenities:

This property is conveniently located in a highly sought-after residential location, within close proximity and walking distance into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well-known shops, public houses, boutiques, restaurants and attractions in the town with the marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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 a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

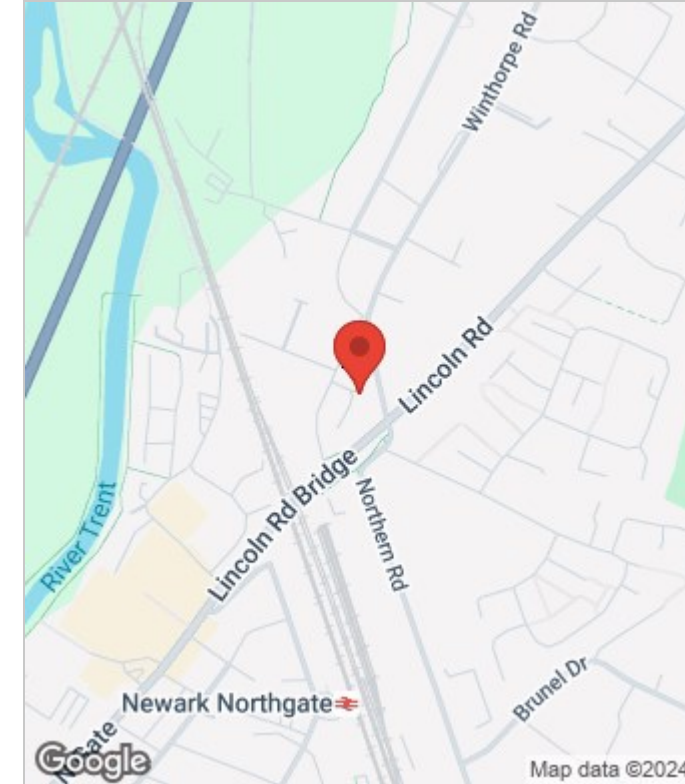
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	