



EDLIN & JARVIS
ESTATE AGENTS



9 Lilac Close
Newark, NG24 4LD

Offers Over £50,000



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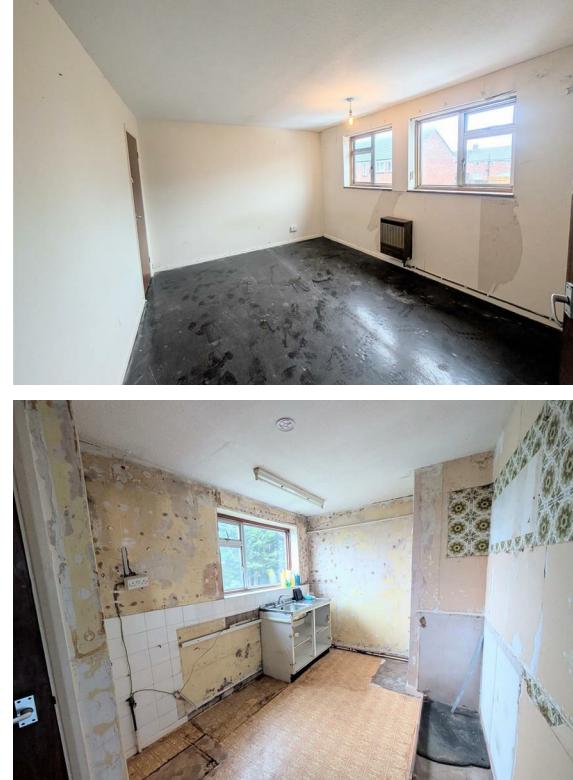
ATTENTION INVESTORS This first-floor flat needs full modernisation and is ideal for cash buyers. The property will need central heating, windows, kitchen, bathroom and general refurbishment.

The accommodation comprises of an entrance hall and a utility/storeroom to the ground floor and the first floor comprises a spacious lounge diner, kitchen, two double bedrooms and a bathroom.

Outside benefits from a garden which is laid to lawn with a garden shed.

This property is ideal for an investor to do up and add to their portfolio or sell on.

The property has 82 years remaining on the lease and the current owner has informed us that the ground rent and maintenance charges are approximately £250 per year.



Entrance Hall

Utility/Store

Landing

Lounge

15'6 x 14'4 (4.72m x 4.37m)

Kitchen

12'9 x 7'5 (3.89m x 2.26m)

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

Bedroom Two

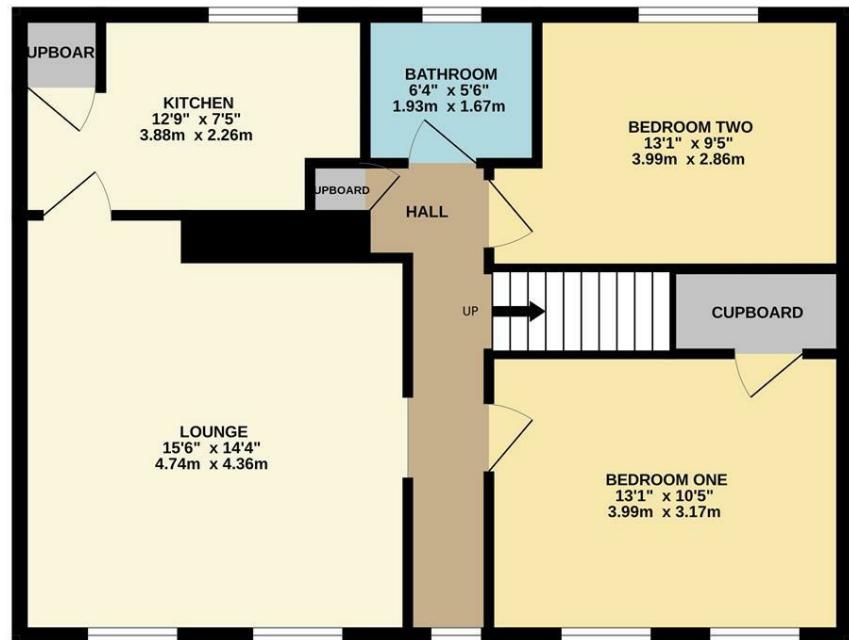
13'1 x 9'5 (3.99m x 2.87m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Floor Plan

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

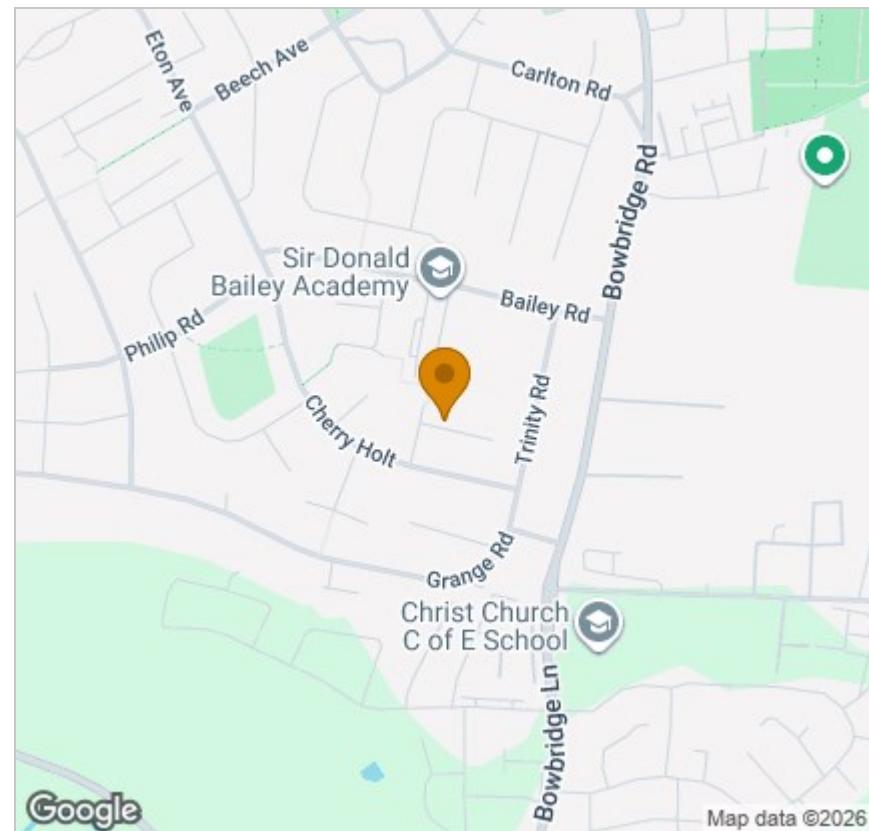


TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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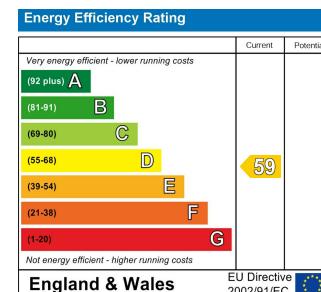
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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