



EDLIN & JARVIS
ESTATE AGENTS



28 Hawthorne Crescent
, Farndon, NG24 3TG

Guide Price £80,000



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*****CASH BUYERS ONLY***** Due to a short lease. Guide Price £80,000 to £90,000. Nestled in the charming village of Farndon, Hawthorne Crescent presents a delightful opportunity to acquire a well-appointed ground floor flat. This inviting residence features a spacious reception room, perfect for both relaxation and entertaining guests. The property boasts two comfortable bedrooms, providing ample space for individuals or small families.

The property benefits from an entrance porch, spacious lounge diner, kitchen, two double bedrooms, a shower room, gas central heating, a rear garden which is laid to lawn and a garage in a block.

Farndon is a thriving community just moments from the amenities of Newark. Enjoy leisurely strolls to local shops, welcoming pubs, and the picturesque marina. Farndon's excellent primary school and convenient transport links, including easy access to the A1, A46, and A52, make it an ideal location for families and commuters alike.

Farndon itself is a jewel, offering a sought-after lifestyle just 2.5 miles southwest of Newark. Enjoy the vibrant atmosphere of a village with excellent amenities including pubs, restaurants, a marina, mini-market, and primary school. The location is ideal for those needing to commute, with bus routes to Nottingham and easy access to major roads. Newark, a bustling market town on the River Trent, provides further shopping and leisure opportunities, while the East Coast Main Line offers swift connections to London King's Cross in just one hour.

The property has 49 years remaining on the lease and the yearly ground rent charge is approximately £130 per year (awaiting confirmation)

Porch

Lounge/Diner

17'4 x 15'6 (5.28m x 4.72m)





Kitchen
8'7 x 6'6 (2.62m x 1.98m)

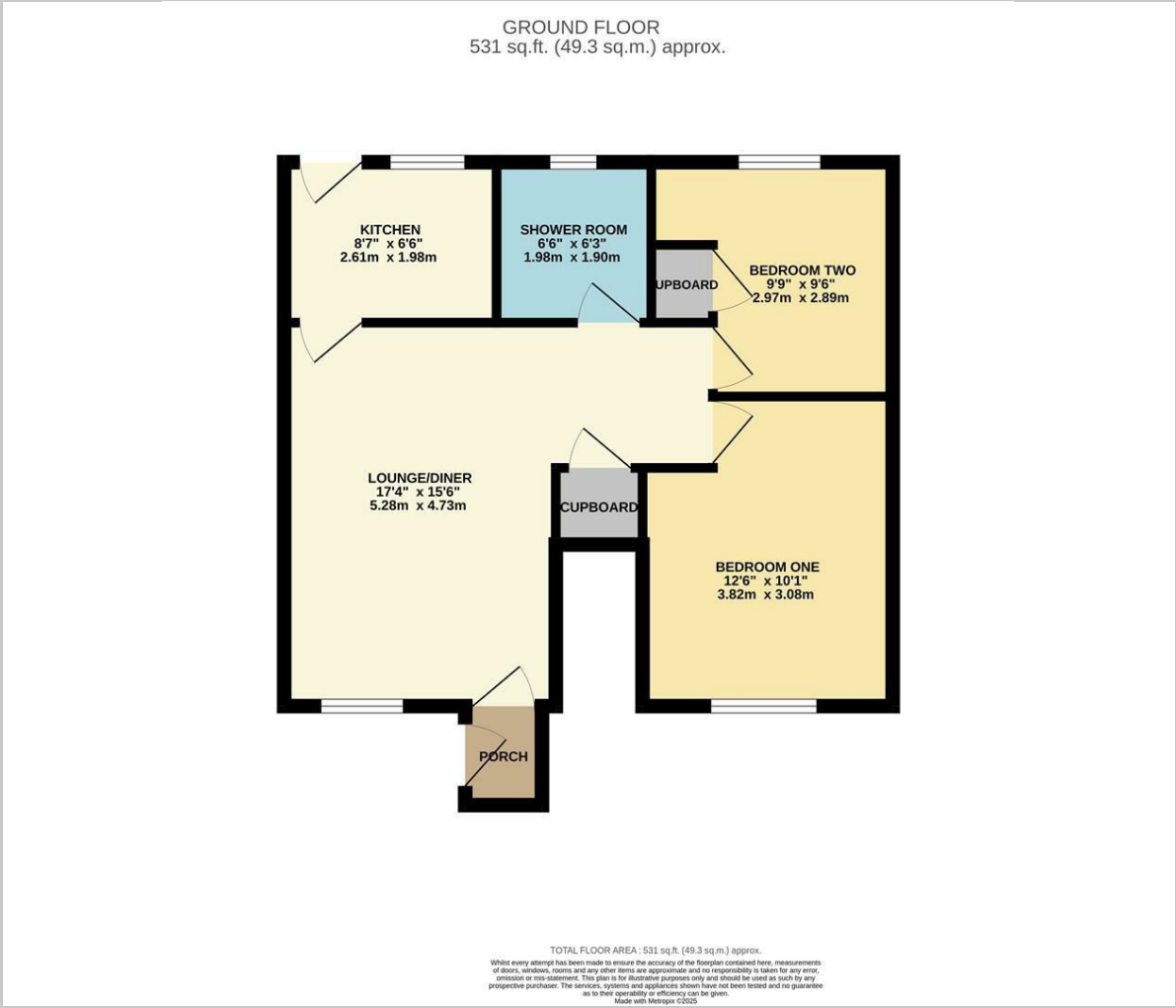
Shower Room
6'6 x 6'3 (1.98m x 1.91m)

Bedroom One
12'6 x 10'1 (3.81m x 3.07m)

Bedroom Two
9'9 x 9'6 (2.97m x 2.90m)



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

