



EDLIN & JARVIS
ESTATE AGENTS



1 Ash Road
Newark, NG24 4LQ

Guide Price £110,000 to £120,000



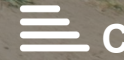
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*****IDEAL FIRST TIME BUY***** Guide Price £110,000 to £120,000. This first floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. The flat features a spacious lounge diner providing an inviting space for relaxation or entertaining guests.

The property benefits from a new kitchen two years ago and new UPVC double glazing. The layout of the apartment maximises space, creating a warm and welcoming atmosphere throughout.

Outside the property benefits from an enclosed rear garden, brick built store and off road parking. Situated in a popular area, residents will benefit from easy access to local amenities, including shops, parks, and transport links, making daily life both convenient and enjoyable.

This property is leasehold and the seller has just extended the lease to 125 years. The seller has informed us that the ground rent and service charges are approximately £136 per year. Whether you are a first-time buyer or seeking a rental investment, this flat is certainly worth considering.

Entrance Hall

Lounge Diner

14'4 x 14'0 (4.37m x 4.27m)





Kitchen
12'11 x 7'6 (3.94m x 2.29m)

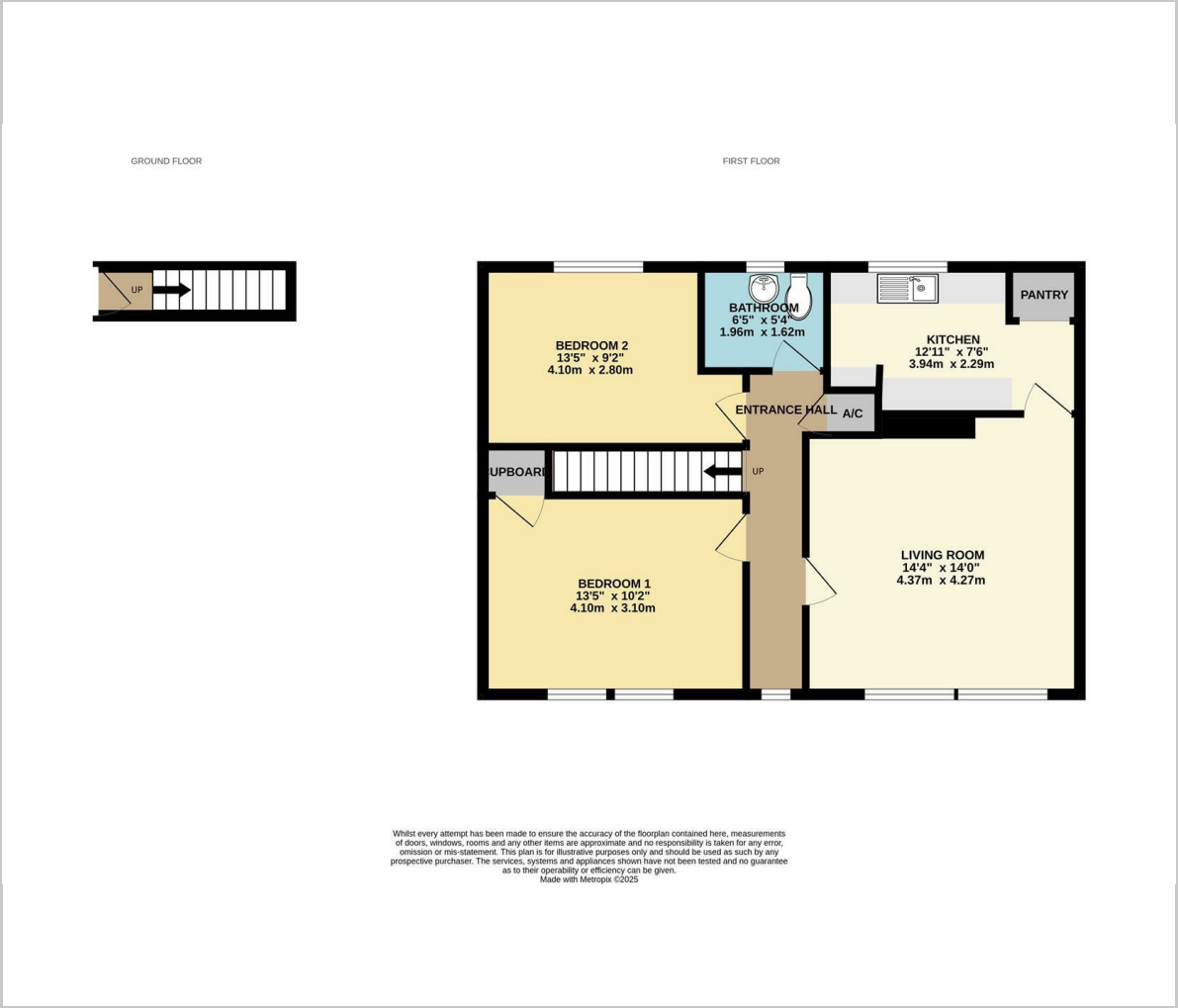
Bedroom One
13'5 x 10'2 (4.09m x 3.10m)

Bedroom Two
13'5 x 9'2 (4.09m x 2.79m)

Bathroom
6'5 x 5'4 (1.96m x 1.63m)



Floor Plan



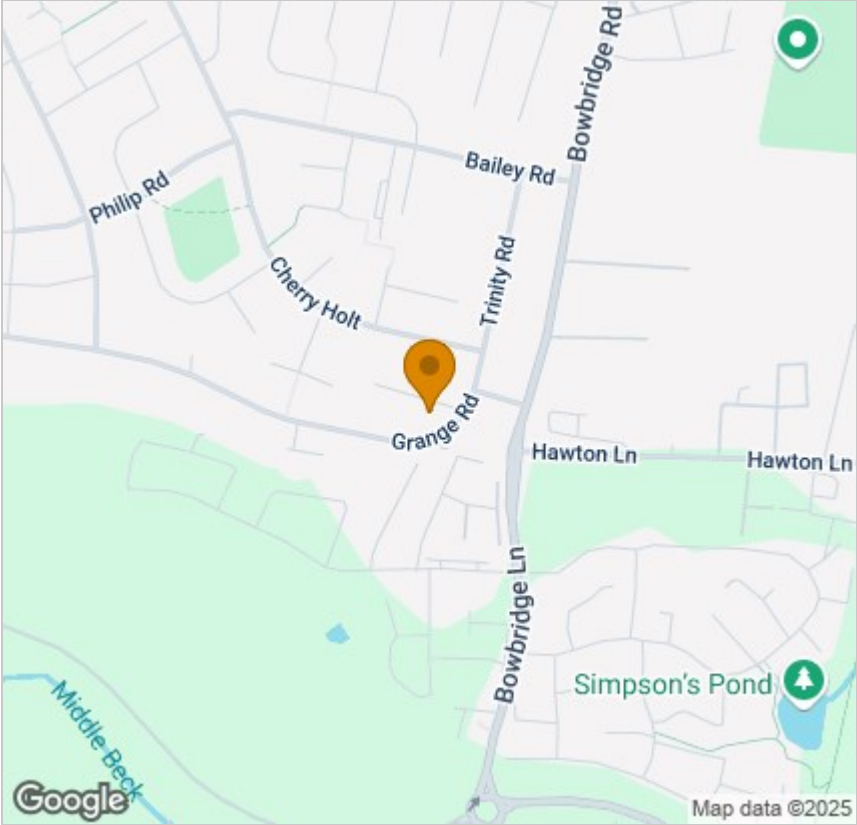
Viewing

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

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Area Map



Energy Efficiency Graph

