



EDLIN & JARVIS
ESTATE AGENTS



17 Warwick Court, Newark, NG24 3SU

Guide Price £100,000



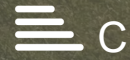
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17 Warwick Court

Newark, NG24 3SU

- One Bedroom
- First Floor Apartment
- No Chain
- Popular Location
- Shower Room
- Over 55's
- Stannah Stair Lift
- Communal Gardens
- Close to Amenities
- Residents Only Parking

OVER 55'S FIRST FLOOR APARTMENT GUIDE PRICE £100,000-£110,000*** This one bedroom first floor apartment is set within the popular Warwick Court development with a real sense of community located close to amenities and being sold with no upward chain. The accommodation comprises of an entrance hall which includes a Stannah stair lift to the first floor, a lounge, modern kitchen with an integrated washing machine and fridge freezer, a double bedroom and a shower room.

This property is located within a gated community within the village of Balderton where you will find many amenities to include a mini supermarket, pubs, a vets and more. Newark town centre is located approximately 2 miles away where you will find many shops and amenities.

This property has good transport links making it ideal for commuters and has easy access to the A1, A52, A46 and A17. The east coast train line from Newark Northgate station allows London Kings Cross to be reached within 1 hour and 15 minutes

Leasehold: The property has 103 years remaining on the lease, ground rent is £140 per year and the service charge is £140 per quarter. The lease states no pets

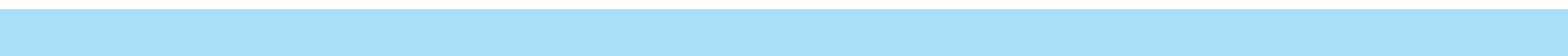


Kitchen	10'4" x 5'9" (3.15 x 1.75)
Lounge	15'4" x 10'4" (4.67 x 3.15)
Shower Room	9'9" x 6'5" (2.97 x 1.96)
Bedroom One	16'4" x 9'9" (4.98 x 2.97)
Hall	
Bathroom	



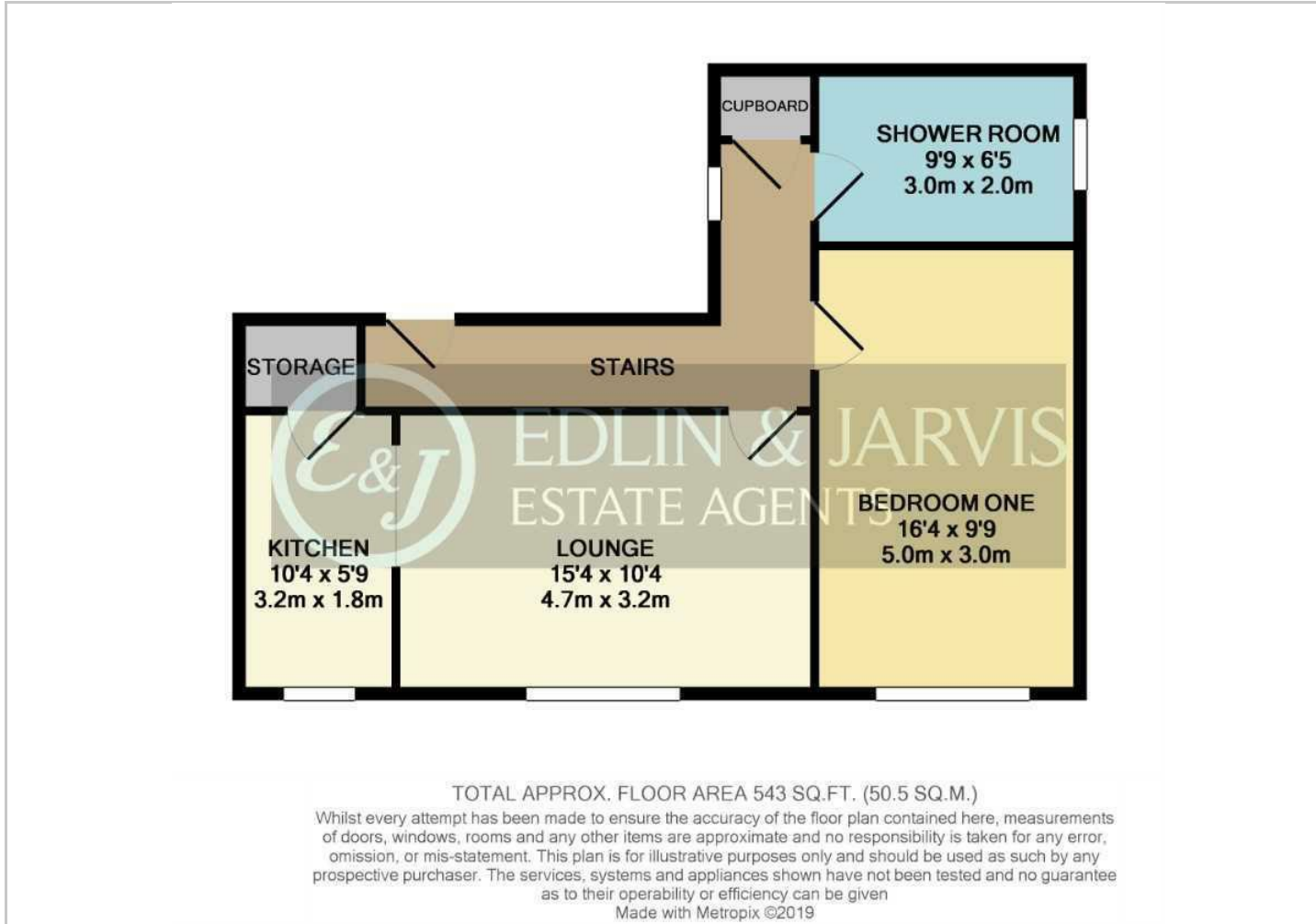


Directions

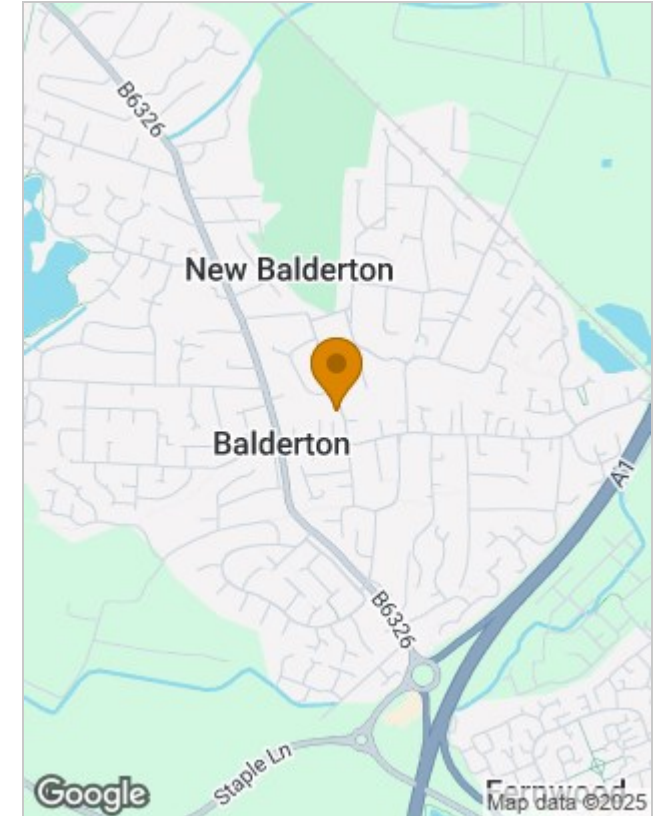




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(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	

Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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