



EDLIN & JARVIS  
ESTATE AGENTS



1 Booth Gardens, Grove Street, Newark, NG24 3YY

£1,000 Per Calendar Month





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# 1 Booth Gardens, Grove Street

Newark, NG24 3YY

- BRAND NEW!!
- DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- STYLISH KITCHEN & SHOWER ROOM
- OVER 50s ONLY
- SPACIOUS REAR GARDENS
- AVAILABLE FROM NOVEMBER 24

Welcome to Booth Gardens, Balderton, Newark - a charming location for this brand new detached bungalow! This stunning property boasts a modern design with a garage, perfect for keeping your vehicle safe and secure.

Step inside to discover a spacious interior featuring one reception room, two bedrooms, with stylish kitchen & shower room. The underfloor heating throughout the bungalow ensures a cozy atmosphere, while the heat air pump source provides efficient heating all year round.

One of the highlights of this property is the generously sized rear garden, offering ample space for outdoor activities and relaxation. Additionally, parking is made easy with space for two cars, making it convenient for both residents and guests.

Built in 2024, this new build property is the epitome of contemporary living, offering comfort, style, and functionality. Don't miss the opportunity to make this beautiful bungalow your new home in the heart of Balderton.

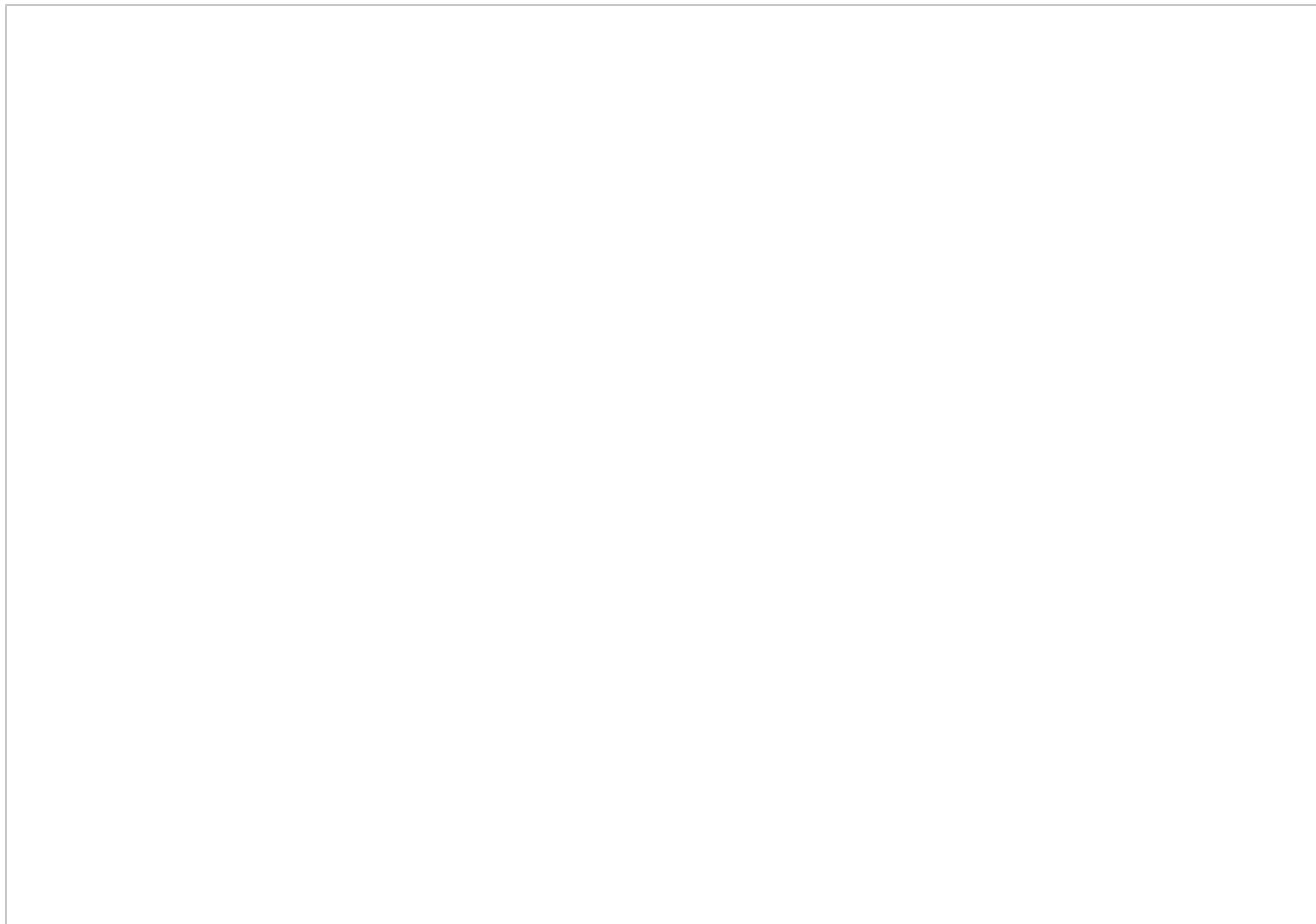
Please note these properties are for age 50 and over tenants.

EPC - TBC  
Council Tax - TBC  
Holding Fee - £231  
Deposit - £1153

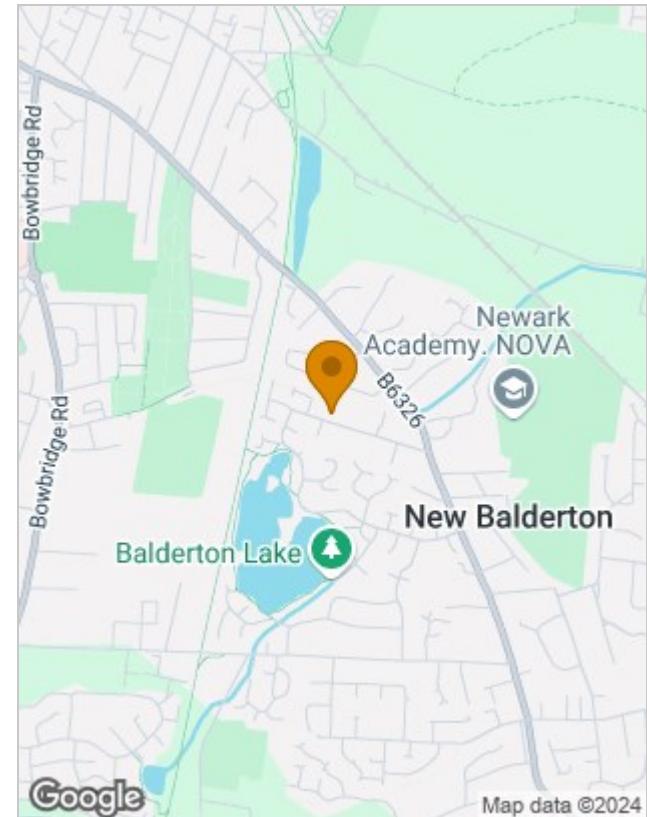
## Directions



## Floor Plans



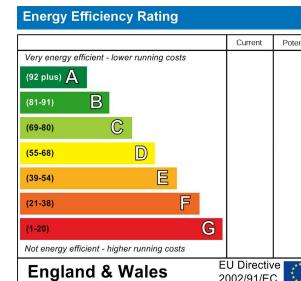
## Location Map



## Viewing

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

## Energy Performance Graph



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.