

FOR  
SALE



**Beacon View, Ollerton, Newark, Nottinghamshire NG22 9WE**

**£80,000 - Leasehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Modern day living at its best....

This first floor one bedroom apartment is the ideal investment for someone looking to downsize or as a first time buy! Excellently maintained throughout, the fixtures and fittings are in fantastic condition! The property also benefits from private allocated parking and communal garden. Don't wait...Call the office now and make an appointment.

## POINTS OF INTEREST

- Modern Living At Its Best
- 1st Floor Apartment
- Allocated Parking
- Communal Garden
- Close To Country Walks
- Service Charge £600 Half Yearly
- Ground Rent £100 per annum



**Entrance Hall**

Enter from the communal hallway into the entrance hall. With carpet flooring, radiator, doors leading to the master bedroom, lounge and bathroom. Store cupboard and access to the loft hatch that allows access to private loft space. Loft has a fitted ladder and boarded.

**Lounge**

3.07m x 3.58m (10' 1" x 11' 9") The lounge has carpet flooring, radiator, TV, BT and satellite points. Open plan into the kitchen.

**Kitchen**

2.06m x 2.21m (6' 9" x 7' 3") The kitchen is fitted with wall and base units, square edge work surfaces, integrated electric oven with gas hob and extractor hood above. Integrated washer/dryer and free standing fridge/ freezer. UPVC window to the side aspect and vinyl flooring.

**Master Bedroom**

2.94m x 3.98m (9' 8" x 13' 1") With carpet flooring, radiator and UPVC window to the front aspect.

**Bathroom**

1.9m x 1.93m (6' 3" x 6' 4") The bathroom is fitted with a three piece suite comprising panel bath with mains fed shower and glass screen, hand wash basin and low flush WC. Part tiled walls, vinyl flooring and radiator.

**Externally**

Allocated parking, communal garden space with beautiful country walks near by.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (80)

**Annual Service Charge:** £1,200.00

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

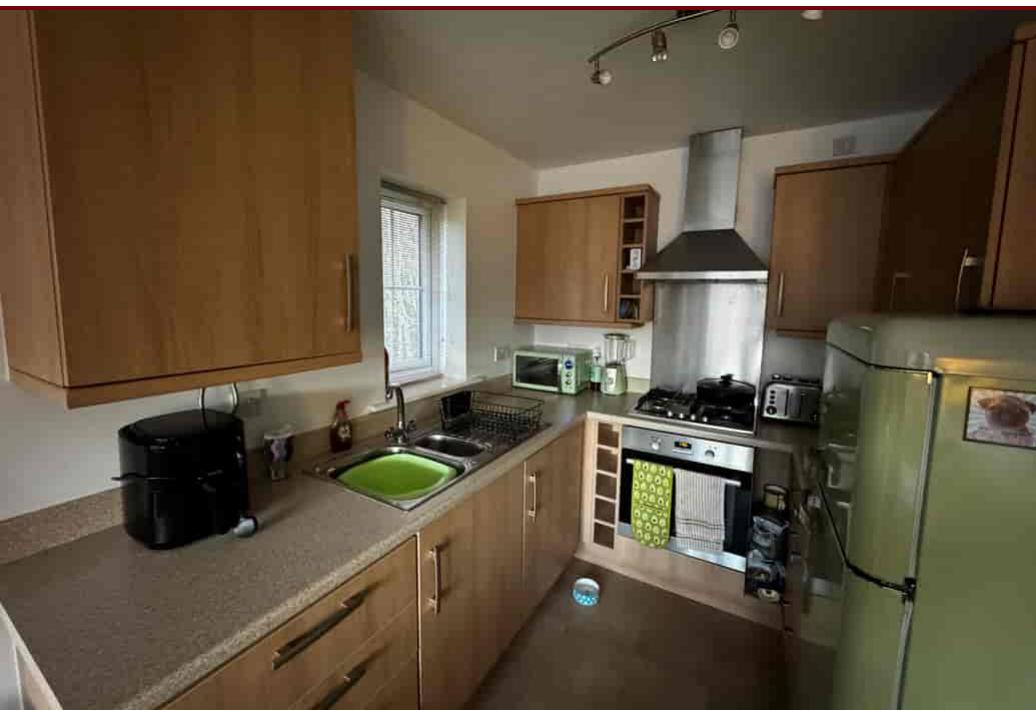
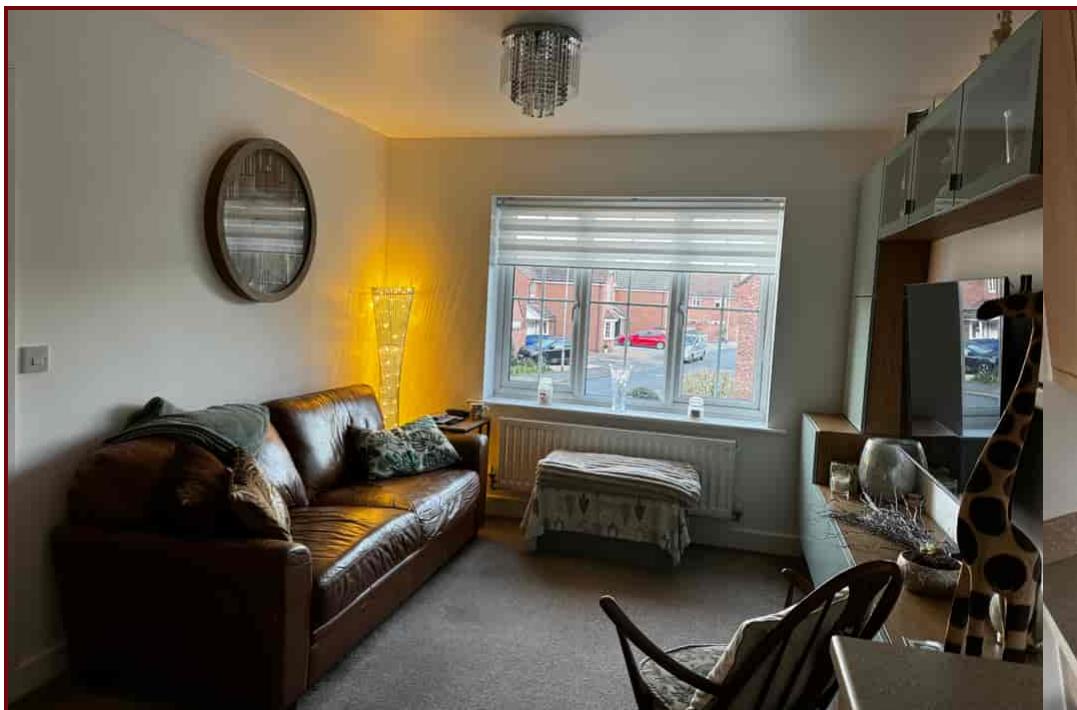
Any risk of coastal erosion? No

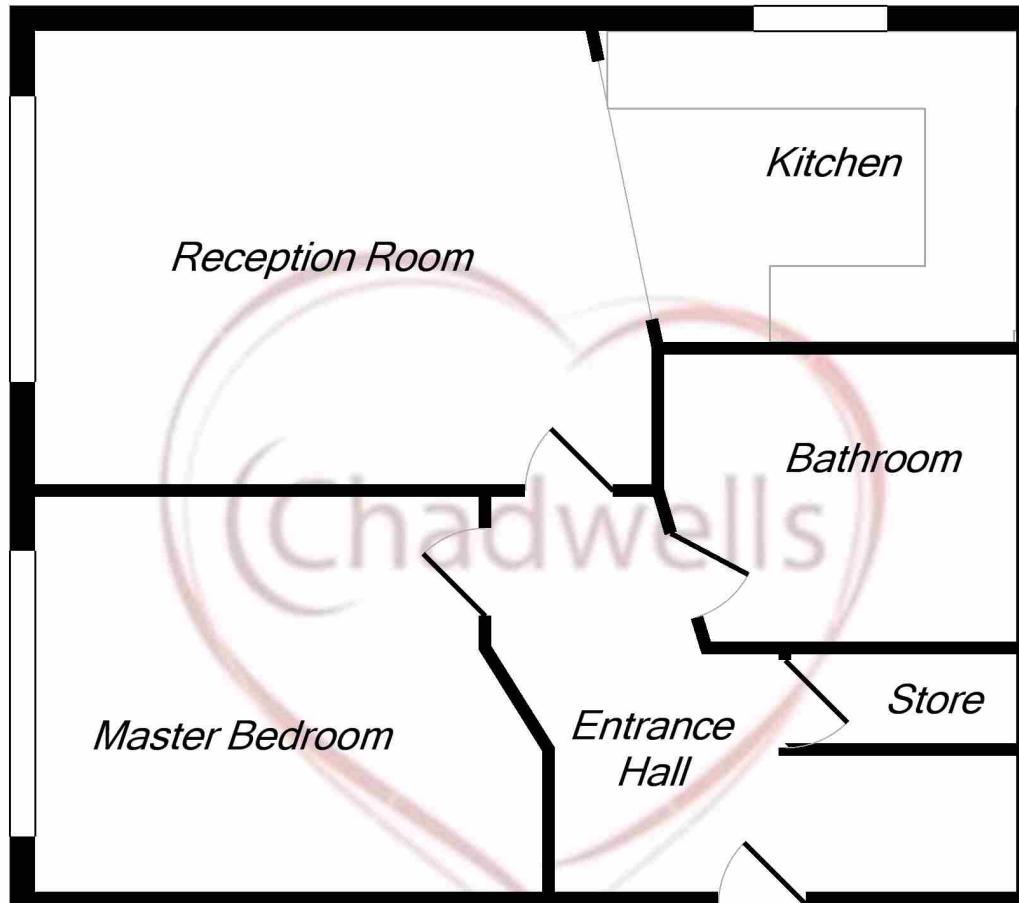
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





*Total Approx. Floor Area 595 Sq.Ft. (55.3 Sq.M.)*

*Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given*

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