

TRADITIONAL
VALUES & SERVICE

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FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



2 Portland Court, Newark, Nottinghamshire, NG24 4XQ

Guide price £50,000 - £55,000



Property Description

GUIDE PRICE £50,000 - £55,000 Ideal investment opportunity! This first floor apartment is centrally located to Newark town centre whilst providing good access to the A46. The property benefits from its own entrance with stairs leading to the first floor landing and doors off to the lounge, kitchen, double bedroom and bathroom. Outside, there are communal gardens with a storage shed. It is marketed with no onward chain. E.P.C rating D.

ENTRANCE HALL

With upvc entrance door and stairs leading to the first floor.

FIRST FLOOR LANDING

Window to front aspect and doors to lounge, kitchen, bedroom and bathroom.

LOUNGE

11' 11" x 11' 8" (3.63m x 3.56m) Window to side aspect and radiator.

KITCHEN

11' 8" x 6' 0" (max) (3.56m x 1.83m) Window to front aspect, radiator, wall mounted gas boiler and a range of wall and base units with stainless steel sink and drainer unit, four ring gas hob and oven below.

BEDROOM

11' 7" (max) x 8' 11" (3.53m x 2.72m) Window to side aspect and radiator.



BATHROOM

Obscured window to front aspect, radiator, part tiled walls and a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with electric shower over.

OUTSIDE

There is gated access to communal gardens where the front door to this apartment can be found. There is also a storage shed that comes with the property.

TENURE

Leasehold with vacant possession. We have been advised by the vendor that the lease term was a 99 year term commencing from 29th September 1985.

A service charge and ground rent is payable annually. The ground rent is £50 p.a. and the service charge is £650 p.a., total £700. 2 payments at £350 are paid twice a year from March to September and September to March.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

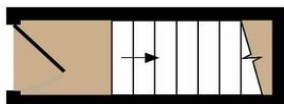
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



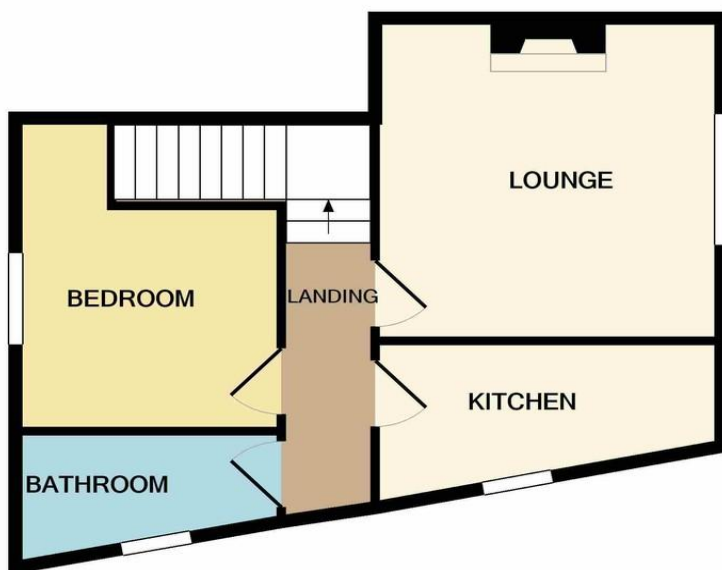
VIEWING INFORMATION

By appointment with the agents office.





GROUND FLOOR
APPROX. FLOOR
AREA 30 SQ.FT.
(2.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.