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3 Blue Man Court, North Gate, Newark, Nottinghamshire, NG24 1HL £80,000



Property Description

NO UPWARD CHAIN. A grade II listed apartment located a short distance from the town centre. Newark has excellent shopping facilities and supermarkets including Waitrose and has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes around 75 minutes. The A1 trunk road runs south of Balderton and provides excellent road links to the north and south of the country. The property offers secure, private living and comprises communal entrance, shower room, double bedroom and lounge and kitchen areas. Secure electric gates give access to the communal area, bin store area and the allocated parking space. Ideal investment opportunity. E.P.C rating B.

COMMUNAL ENTRANCE

Security entry phone, hallway and stairs rising to the first floor.

ENTRANCE DOOR TO HALLWAY

Radiator and doors off.

SHOWER ROOM

7' 3" x 6' 4" (2.21m x 1.93m) Fitted with a fully tiled corner shower cubicle, low flush WC and pedestal wash hand basin. Wooden panelling to walls. Chrome towel radiator and extractor fan. Tiled floor. Window to the rear elevation.

DOUBLE BEDROOM

15' 1" x 10' 0" (max) (4.6m x 3.05m) Good size double bedroom with window to the rear elevation. Radiator.



LOUNGE AREA

15' 1" x 11' 9" (4.6m x 3.58m) Two windows to the front elevation. Radiator and TV point. Feature cast iron fireplace with wooden mantle and surround.

KITCHEN AREA

8' 3" x 3' 5" (2.51m x 1.04m) The kitchen area is fitted with a range of wall and base cream fronted units surmounted by a worksurface inset with stainless steel sink. Electric oven and hob with extractor over and integral fridge and washing machine. Radiator. Tiled floor and splash back tiling to walls. Downlights inset to ceiling.

OUTSIDE

The apartment is approached through secure electric gates and leads to the communal area, bin store area and allocated parking space.

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.

TENURE

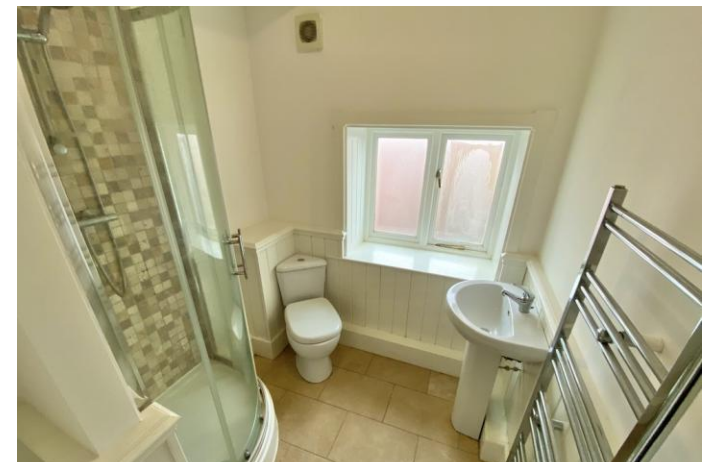
999 year lease from 2012. The owners currently pay £65 per month in management fees. The management fees pay for insurance, maintenance and shared electric for the main entrance hall and electric gates

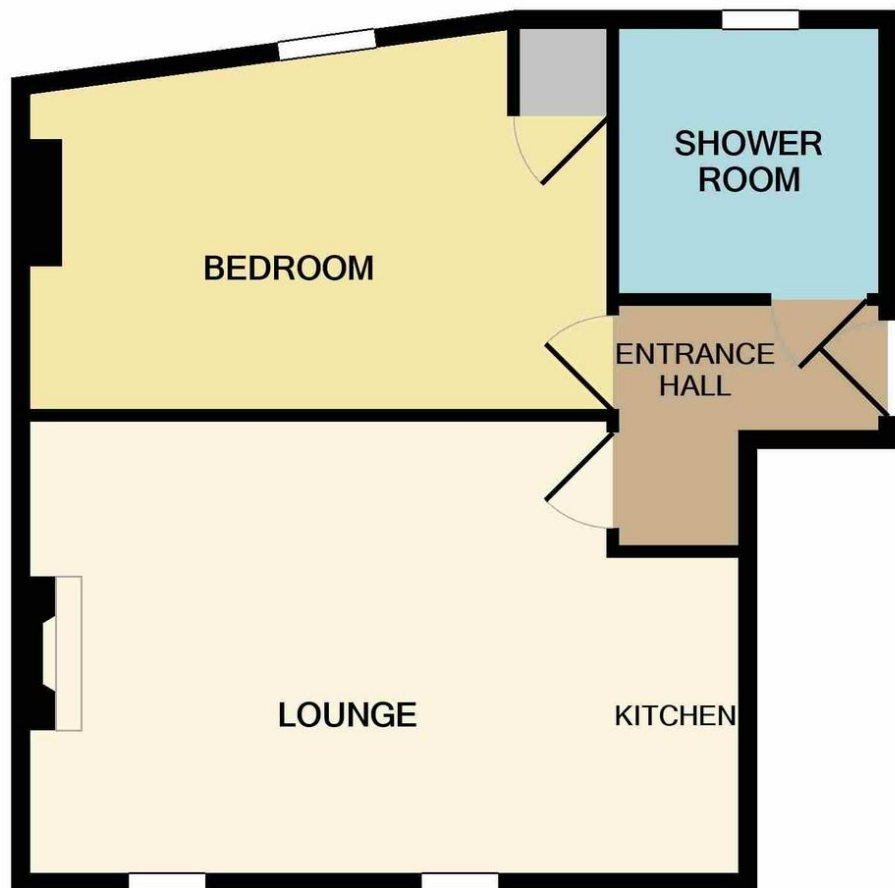


There is the blue man management company which has 4 directors who all own 1 apartment in the complex. This means that the owners own the freehold through the Blue man management company.

VIEWING INFORMATION

By appointment with the agents office.





TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 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.