



## 90 Main Street, Newark, NG24 3NU Offers in excess of £80,000

### NO ONWARD CHAIN – ONE BEDROOM FIRST FLOOR APARTMENT

Situated within an attractive period conversion, this bright and spacious one bedroom first floor apartment offers an excellent opportunity for first-time buyers or investors alike.

The accommodation is accessed via a communal entrance with stairs rising to the first floor, the apartment briefly comprises a double bedroom with fitted storage, a bathroom fitted with a three-piece suite and shower over the bath, and steps leading to an open-plan living space. The living room benefits from dual aspect sash windows allowing plenty of natural light, and opens into a fitted kitchen with white units, work surfaces and integrated appliances.

Externally, the property benefits from communal grounds and parking.

Located in the popular village of Balderton, close to the market town of Newark-on-Trent, the property enjoys easy access to local amenities, shops and transport links including the nearby A1 (Great North Road), making it ideal for commuters.

Early viewing is recommended.



**Disclaimer**

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

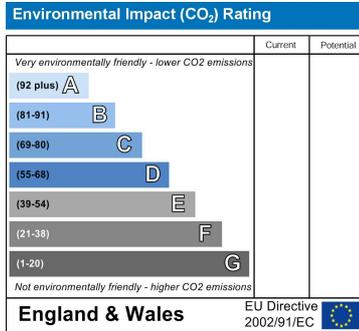
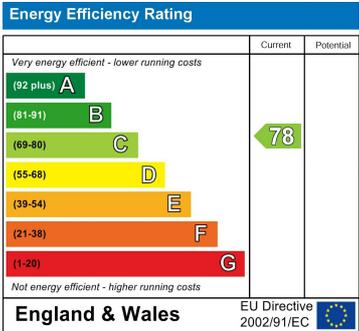
**Leasehold Information**

999 years remaining on the lease  
 Ground rent: £120 per annum  
 Maintenance charge: £3141.69 per ANNUM

This information is provided by the vendor and should be verified during the conveyancing process.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.



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