



## The Berry - Plot 16, 4 Primrose Close

Collingham, Newark, NG23 7EY

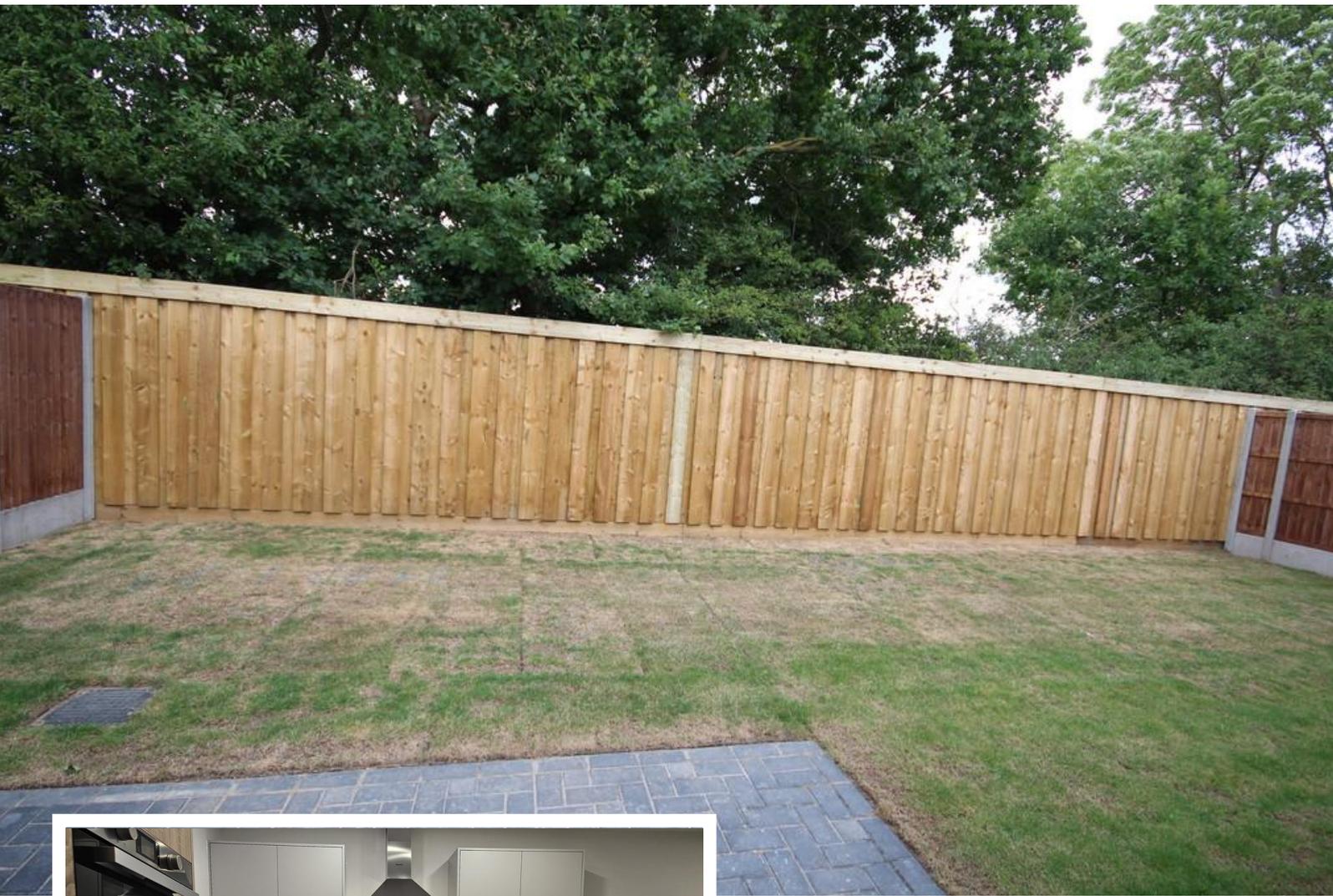


Book a Viewing

**£335,000**

A new build link-detached bungalow available for reservation in the sought-after village of Collingham. Superior attention to detail is evident throughout the property. Bungalows are contemporary and considerably designed with high quality fixtures and fittings. Modern and efficient warm air heating system with summer comfort cooling, heat recovery ventilation system and solar PV panels seamlessly inset into the roof. Fibre direct to property broadband connection. All bungalows include vinyl flooring as standard, USB sockets, TV points, external power (car charging capable) and spot lighting. Please contact the agent if you would like to register your interest or would like further information. Should you wish to proceed, a deposit of £1,000 will secure your plot. This deposit is part-refundable up until the point where either party has instructed Solicitors, it then becomes non-refundable.





**SERVICES** - Electricity is 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.

**EPC RATING** - A.

**COUNCIL TAX BAND** - C - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION** - Collingham has an excellent range of amenities including a supermarket, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has the accessibility to Newark town centre, Newark Northgate Station (with main line to London Kings Cross approx 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





## THE BEAUFIELDS

The Beaufields has been designed as a community for the over 55's who are looking to enjoy their free time in a new low maintenance home. Imagine the peace of mind from knowing your home is covered by a structural 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House. Imagine having more time to spend on the people and things you love. As a resident of the The Beaufields, you will have full access to excellent communal facilities including a resident lounge and a hobbies room as well as all of the outdoor spaces. There is also a luxurious visitor's suite that can be pre-booked for overnight guests.

## SERVICE CHARGE

Service charge cost is £870.39 per annum and includes:-

Maintenance of public open spaces and unadopted roadways within the development;

Grounds maintenance of the communal gardens;

Cleaning within the internal communal areas of Beaufields House;

Use of the communal lounge and community room in Beaufields House;

Ability to book the guest suite for use by your friends and family (£50 per night);

Necessary insurances for areas outside of your personal ownership;

Fully protected Reserve Fund;

## MANAGEMENT COMPANY

As a property owner, you automatically become a Member of the Collingham Brook Management Company Limited. This is solely a resident owned Management Company meaning our homeowners can influence how their Annual Service Charge is used in line with statutory compliance and the covenants noted within the lease. You may decide you would like to sit on the Board of Directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you!

## LOUNGE

14' 05" x 11' 04" (4.39m x 3.45m)

## KITCHEN DINER

20' 4" x 11' 11" (6.2m x 3.63m)

## BEDROOM ONE

15' 08" x 11' 02" (4.78m x 3.4m)

## EN-SUITE

7' 10" x 5' 08" (2.39m x 1.73m)





**BEDROOM TWO**  
10' 09" x 10' 02" (3.28m x 3.1m)

**BATHROOM**  
8' 10" x 5' 07" (2.69m x 1.7m)

**GARDEN**  
Enclosed rear garden with paved patio area, turfed garden and tap in garage.

**DRIVEWAY/GARAGE**  
Private paved driveway providing off road parking for two cars and leading to the Garage with electric operated door.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO**

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

**CWIL, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.**

Clawings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

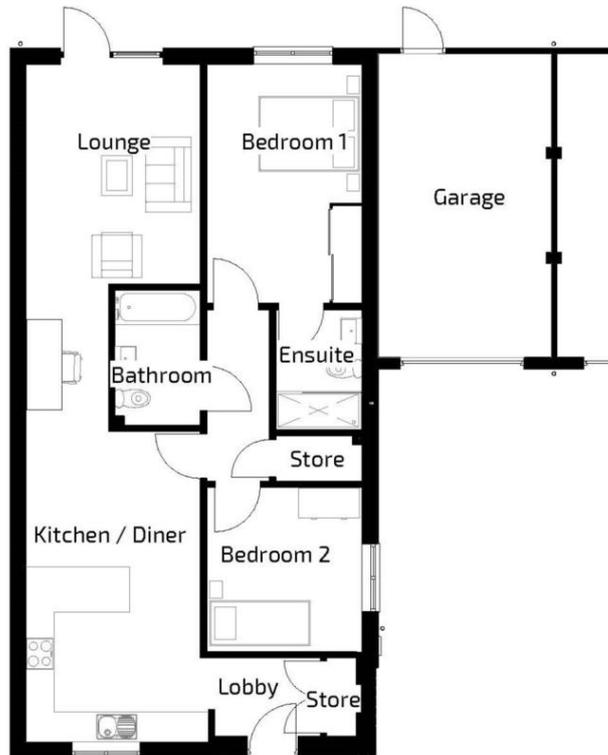
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents in their capacity.

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 check the measurements.

