



ALASDAIR
MORRISON
&

est 1898
Mundys

18 Mumby Close

Newark, NG24 1JE



Book a Viewing

£90,000

Ideally positioned within easy reach of Newark town centre and its train stations, this first floor flat is offered for sale with the benefit of an already extended lease and no onward chain. The practical accommodation features an entrance hallway with useful storage, two comfortable bedrooms, a kitchen breakfast room ideal for everyday living and a shower room. To the rear, residents can enjoy a paved outdoor area perfect for clothes drying, while a designated residents' parking area is conveniently located to the side of the building. Whether you're taking your first step onto the property ladder, seeking a smart buy-to-let opportunity or downsizing to a low-maintenance home in a convenient location, this property offers an appealing and versatile option. Early viewing is highly recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 159 years from 16.5.1980

Years Remaining on Lease - 113 years

Annual Ground Rent £150 per annual

Ground Rent Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



ACCOMMODATION

ENTRANCE DOOR TO COMMUNAL HALLWAY

Staircase to the first floor landing.

HALLWAY

14' 1" x 2' 11" (4.3m x 0.9m) With a built-in cloaks cupboard, built-in airing cupboard housing the hot water cylinder, radiator, laminate flooring, access to the loft and doors to the kitchen breakfast room, shower room, living room and two bedrooms.

LIVING ROOM

14' 1" x 12' 2" into recess (4.3m x 3.73m) With uPVC double glazed window to the front elevation, radiator and laminate flooring.

KITCHEN BREAKFAST ROOM

13' 3" x 7' 6" (4.04m x 2.3m) Fitted with a range of wall and base units with a worksurface incorporating a breakfast bar and sink unit with a stainless steel mixer tap, fitted oven, gas hob and stainless steel extractor hood, tiled splashbacks, undercounter space for appliances and uPVC double glazed window to the rear elevation.



SHOWER ROOM

14' 1" x 7' 2" plus door recess (4.3m x 2.2m) Fitted with a low level WC, pedestal wash hand basin and walk-in cubicle with an electric shower, tiled walls, radiator and uPVC double glazed window to the rear elevation.

BEDROOM ONE

14' 1" x 9' 2" to the back or the wardrobe (4.3m x 2.8m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobes with overhead storage.

BEDROOM TWO

7' 10" x 7' 2" (2.4m x 2.2m) With uPVC double glazed window to the rear elevation and a radiator.

OUTSIDE

To the rear there is a paved clothes drying area and parking can be found to the left hand side of the flats.

WEBSITE

Our detailed web site 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

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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringos Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and also 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 Home Buyer 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 roughly checked.

GENERAL

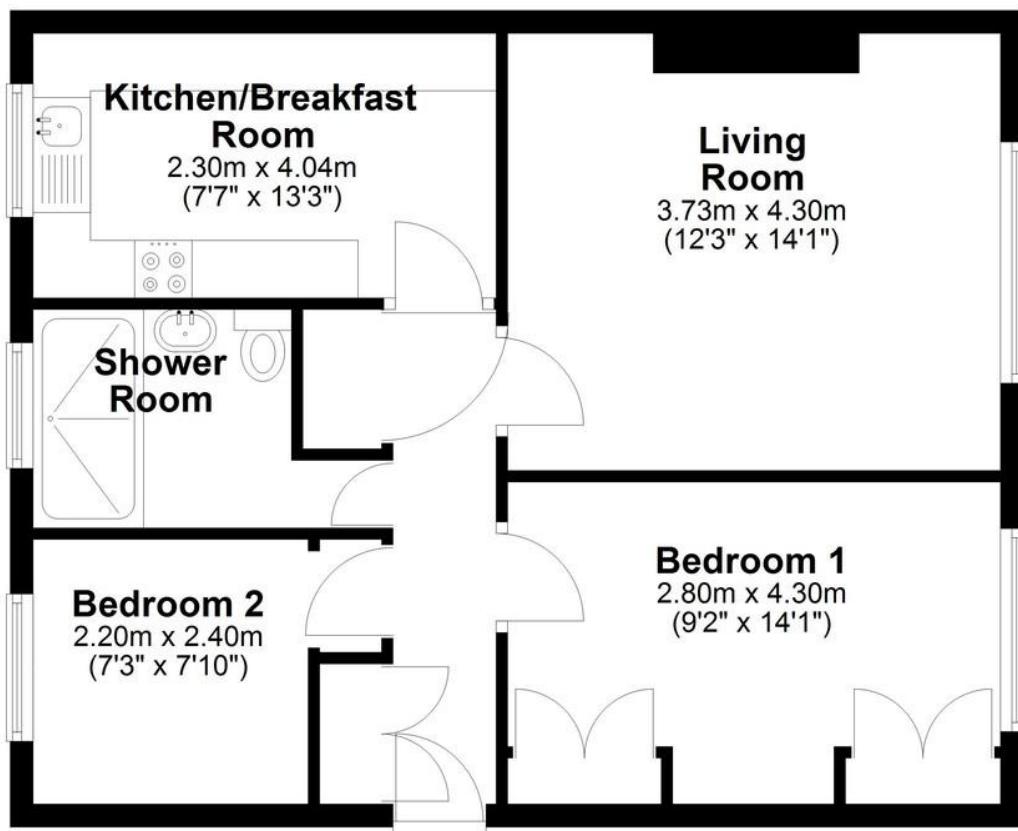
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatever 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 as not verified.

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Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 sq. feet)

18 Mumby Close, Newark

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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 recheck the measurements.