

Warwick Court
Balderton



Warwick Court Balderton



Balderton, one of the largest villages in Nottinghamshire, although may be more properly considered a suburb of Newark on Trent, is split into Old Balderton, the southern part of the village and New Balderton, both of a roughly equal size. A thriving village enjoying a plethora of local amenities, it features several public houses, supermarket, eateries, independent shops and the parish church of Saint Giles.

Leisure facilities include the stunning Balderton Lake where the old Newark-Bottesford railway line borders the lake and has been resurfaced, resulting in several miles of walking and cycle track. Grove Leisure Centre provides two swimming pools, a large adult gym, squash courts, along with several large halls used for various disciplines of health and fitness classes.

Whilst there is little need to go further afield, should the need arise, the A1 runs just to the North of the village and mainline train services including direct to London Kings Cross can be found at Newark Northgate.





Warwick Court is an exceptional gated development of newly constructed, low maintenance, self-contained, ground and first floor one bedroom apartments. Sited around a courtyard setting and enjoying managed landscaped gardens, along with communal parking available. The principal ethos of the development is to appeal to the more mature market.

Positioned in the heart of the popular village of Balderton, within easy strolling distance of an array of facilities, the beautifully appointed living space has had no expense spared on specification and enjoys a prime position backing onto Newark Horticultural Society gardens.

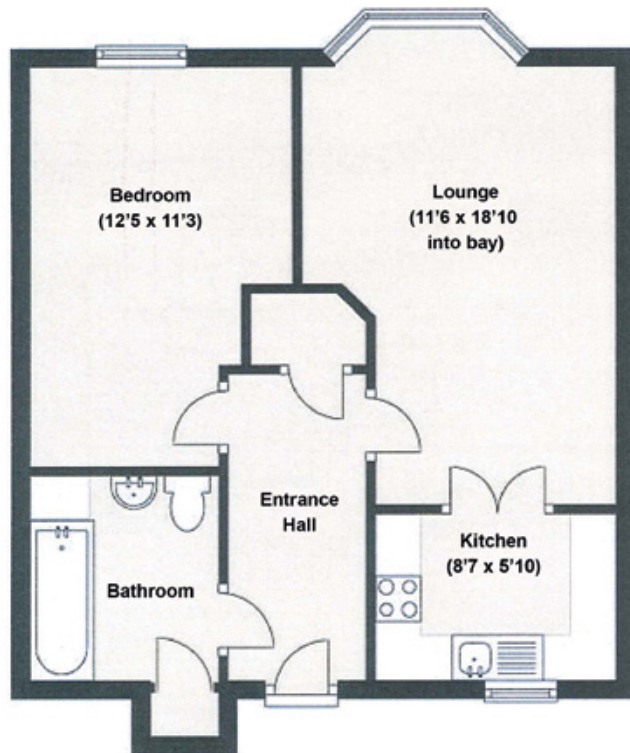
Accommodation briefly comprises private front door access from courtyard, entrance hall, bay fronted reception room, fully fitted kitchen, double bedroom and spacious shower room.

Principal features include intercom, BT, Sky, fire and alarm systems, fitted kitchen with Neff integrated appliances, including induction hob, oven and fridge freezer, along with Hotpoint washer/dryer, fitted wardrobes, carpets and floor coverings.

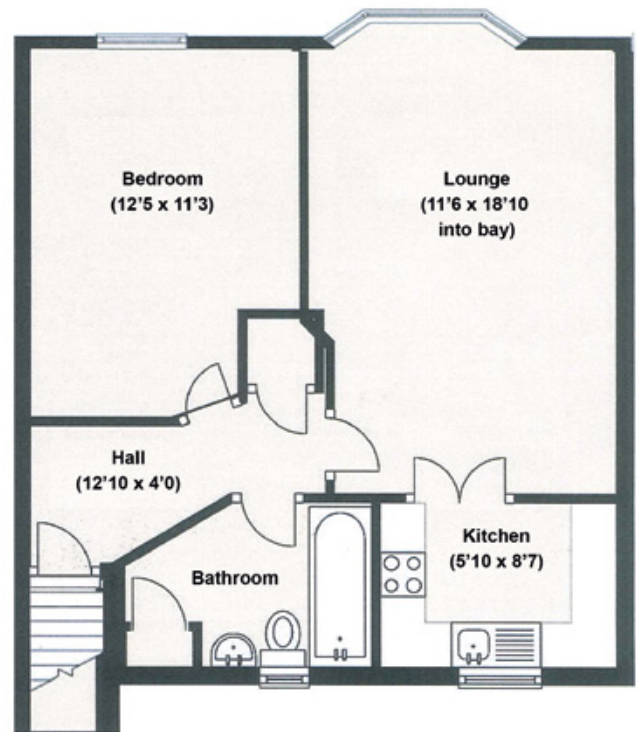
MILLCROFT
Development



Ground Floor



First Floor



Site layout



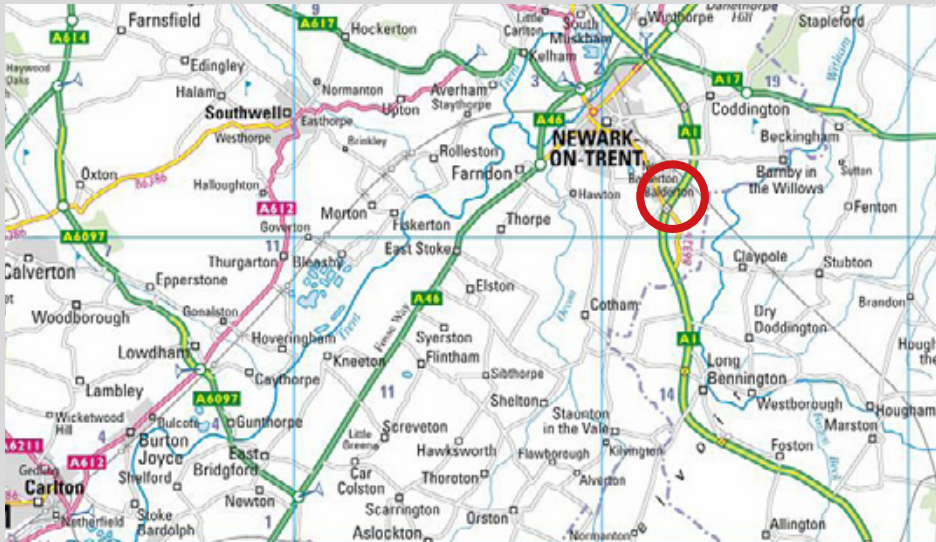
Ground and First Floor available



Occupied







POSTCODE - NG24 3SU

TENURE & POSSESSION

All apartments are subject to a newly created 125 year lease. Service charges are to be finalised however are estimated at a quarterly charge of around £200 to include maintenance of external gates, gardens and grounds, window cleaning and building insurance. Ground rent is estimated at £70 half yearly.

BUYING OPTIONS

The developers will consider non refundable holding deposits, or alternatively may look at an assisted move or part exchange.

For further details please contact the agent.

SAP
Energy Performance Certificate

20, Warwick Court, Warwick Road, NEWARK, NG24 3SU

Dwelling type: Ground-floor flat Reference number: 0378-8027-7311-3685-7960
 Date of assessment: 03 September 2015 Type of assessment: SAP, new dwelling
 Date of certificate: 03 September 2015 Total floor area: 45 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: € 1,209

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	€ 114 over 3 years	€ 114 over 3 years	
Heating	€ 654 over 3 years	€ 654 over 3 years	Not applicable
Hot Water	€ 441 over 3 years	€ 441 over 3 years	
Totals	€ 1,209	€ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	
(92-100) A			The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(81-91) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
(21-30) H			
(1-20) I			
Not energy efficient - higher running costs			

AGENT

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MILLCROFT
Development



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