



## Goodwill Road

Ollerton, Newark, NG22 9WL

Offers over £120,000



Welcome to this charming apartment located on Goodwill Road in the delightful area of Ollerton, Newark. This well-appointed residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The apartment features a spacious kitchen / reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. With two well-sized bedrooms, there is ample space for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are smooth and hassle-free.

One of the key advantages of this apartment is the dedicated parking space for one vehicle, a valuable asset in today's busy world. The location itself is a peaceful retreat, yet it remains well-connected to local amenities and transport links, making it easy to access the wider Newark area and beyond.

This property presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a friendly community. Whether you are a first-time buyer or seeking a rental opportunity, this apartment on Goodwill Road is certainly worth considering. Don't miss the chance to make this lovely space your new home.



## Description

**NO UPWARD CHAIN** - This spacious first floor two bedroom apartment is ideal for contemporary living. The property features a kitchen / lounge, two double bedrooms, en-suite and bathroom. To the outside there is one allocated parking space.

### **Kitchen / Lounge 18'5" x 10'4" (5.62m x 3.17m)**

An open plan modern style of living kitchen / lounge with high gloss cream wall and base units, integrated fridge / freezer, electric fan assisted oven, four ring gas hob with a chrome chimney style extractor above, space for a washing machine and dishwasher, butcher block effect work top. The lounge area has carpet, radiator and centre ceiling light with dual aspect windows.

### **Bedroom One 11'0" x 9'6" (3.37m x 2.91m)**

The master bedroom has Juliette balcony windows with rails, carpet, built in double wardrobes and radiator with access to the en-suite.

### **En-Suite 7'7" x 3'10" (2.33m x 1.17m)**

The ensuite has a walk in shower cubicle with an electric shower, wc and hand basin, mirror and part tiled walls.

### **Bedroom Two 10'4" x 8'9" (3.15m x 2.69m)**

A double bedroom with carpet, radiator and upvc window.

### **Bathroom 6'3" x 6'5" (1.93m x 1.96m)**

The bathroom comprises of part tiled walls, bath, soft closing wc and hand basin and radiator.

## Outside

There is one allocated parking space in the communal car park.

## Additional Information

Management fees of £665 x 2 payable January and June. £100 pa ground rent. 991 years lease.

## Disclaimer

1. **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.

2. **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.

3. **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.

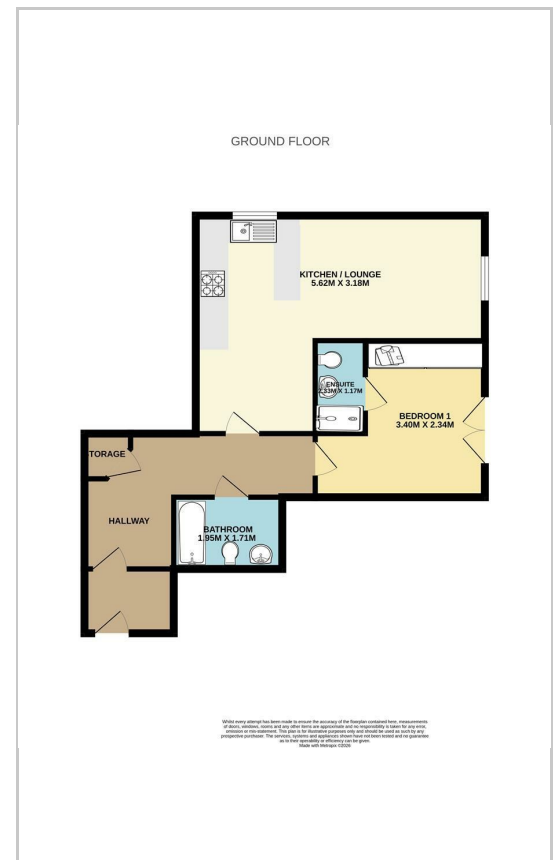
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5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

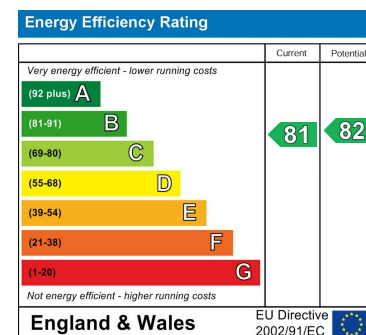
## Area Map



## Floor Plans



## Energy Efficiency Graph



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