



24 Castle Brewery, Newark, Nottinghamshire, NG24 4AF - Guide Price £115,000 (+ £750 Buyers Fee)

**Description**

A two bedroom duplex apartment with allocated parking, set on the third floor of the unique grade II listed Castle Brewery development. An ideal buy to let investment or first time buyer opportunity within walking distance of Newark town centre and two train Stations.

**Directions**

Entering Newark on the B6166 Farndon Road proceed until you reach a right hand turn onto the B6326 London Road. Then take the next right and turn towards the Iceland store and the gated access to property is on your right.

**Accommodation**

The property is accessed via the communal entrance and then you have the choice of a lift or stairs up to the apartment.

**Entrance Hallway**

With video entry system and single radiator.

**Cloakroom**

Two piece suite comprising low flush WC and pedestal wash basin, double radiator and extractor.

**Living Room 8.66m x 3.45m**

Three original feature windows with views over the town, two double radiators.

**Kitchen/Diner 6.07m x 2.77m**

Triple aspect windows, fitted wall and base units with stainless Steel 1 1/2 drainer sink, built in oven, four ring gas hob with extractor over, built in dishwasher, freezer, walk in storage cupboard with electrical consumer unit and combination boiler, plumbing for a washing machine.

**First Floor Landing**

The first floor landing is spacious and has the potential of being an office space, with exposed beams.

**Master bedroom 4.14m x 2.90m**

The master bedroom has fitted wardrobes and drawers and exposed beams. There is also another feature window on the side and a Velux window to the rear.

**Bedroom Two 2.95m x 1.88m**

Double bedroom with a Velux window and exposed beams.

**Bathroom**

Three piece suite comprising panelled bath with shower over, mid flush WC, pedestal wash basin, part tiled walls, extractor.

**Outside**

The property has one allocated covered parking space. The property also includes access to the communal gym.

**Services**

We understand the property has mains gas, electric, water and mains sewer connections.





### Tenure & Possession

The property is sold leasehold subject to a 200 year lease commencing on the 1st January 2002 with vacant possession upon completion.

### Ground Rent/Service Charge

The ground rent is £125 per annum and the service charge is typically £2,500 - £3,000 per annum. Please see the legal pack for further details.

### Viewing

Strictly by appointment: 01522 504360

### Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only.

Please contact us on 01522 504360 or [auctions@jhwalter.co.uk](mailto:auctions@jhwalter.co.uk)



### Solicitors

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.