



## Castle Brewery, Newark



### Guide Price £170,000 to £175,000

- Grade II Listed Building
- Stunning Ground Floor Apartment
- Two Bedrooms & Mezzanine Space
- Breakfast Kitchen & Lounge/Diner
- Bathroom & WC/Utility
- Residents Gymnasium
- Allocated Parking & Gated Access
- No Chain
- Council Tax Band: B
- Tenure: Leasehold
- EPC Rating: D



'2 The Offices' is a stunning ground floor apartment situated within one of Newark's iconic Grade II listed brewery conversions, located just a stone's throw from the town centre and the host of local amenities Newark has to offer. Boasting beautiful characterful features and gorgeous high ceilings, this special apartment needs to be viewed to truly appreciate the quality and charm. The apartment is accessed via a wonderful communal entrance, with a door opening to the apartment's accommodation that comprises: entrance hallway, spacious lounge/diner with feature fireplace, modern breakfast granite kitchen with four ring gas hob, electric fan assisted oven and integrated dishwasher, superb master bedroom, further double bedroom with steps rising to a mezzanine area, perfect as a study/home office, three piece bathroom suite and further WC/utility. As a resident of the complex, the property further benefits from being in a private electric gated community with communal gardens, allocated covered parking and a resident's only gymnasium.





## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

### Lounge

4.83m x 4.27m (15'10 x 14'0)

### Kitchen

3.20m x 2.01m (10'6 x 6'7)

### Master Bedroom

4.75m x 4.67m (15'7 x 15'4) maximum measurements

### Bedroom Two

3.20m x 2.64m (10'6 x 8'8)

### Mezzanine Study Area

3.20m x 2.03m (10'6 x 6'8)

### Bathroom

3.07m x 1.88m (10'1 x 6'2) maximum measurements

### WC/Utility

2.41m x 1.35m (7'11 x 4'5)

## Lease Details

Management Company - Franklin Management

Years Remaining on Lease - 200 Years From 1 January 2003 (approximately 178 years remain)

Current Ground Rent per annum - £125

Current Service Charge - approximately £200 per month

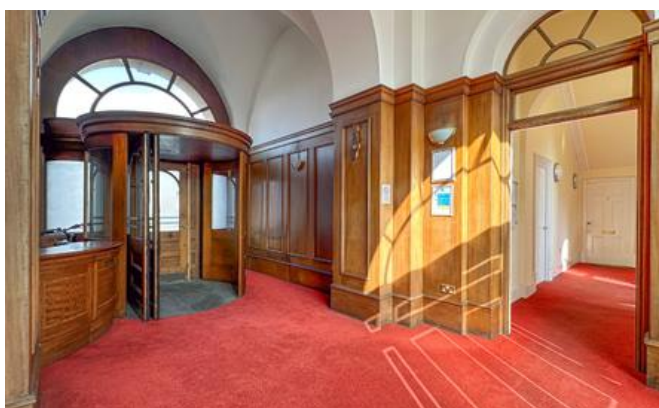
Buildings insurance is included within the service charge.

## Services

Mains gas, electricity, water and drainage are connected.

## Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.





### Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

### Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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