 **NEWTON FALLOWELL**

Albert Street, Newark



Asking Price £150,000

- Characterful Town Centre Conversion
- Duplex Apartment
- One Double Bedroom
- Bathroom & GF WC
- Open Plan Living/Kitchen/Dining Room
- Allocated Parking Space
- No Chain
- Council Tax Band: A
- Tenure: Share of Freehold
- EPC Rating: D



The Old Victorian School is a characterful apartment conversion, with 9 wonderful apartments created, which are a mix of 1, 2 and 3 bedroom apartments. Steeped in history, the building is located a stone's throw away from Newark town centre and boasts a superb convenient lifestyle with each apartment benefiting from an allocated parking space and a secure communal bin & bike store. The apartments are offered to the market with NO CHAIN and are ready to move straight in to.

Apartment 3 is a fantastic one double bedroom duplex apartment. Accessed through its own private entrance door, the property's accommodation comprises: entrance hallway with stairs rising to the first floor and door opening to a delightful open plan living/dining kitchen space with the kitchen benefiting from a range of appliances to include a four ring induction hob with extractor hood over, electric fan assisted oven fridge/freezer, dishwasher and washing machine. There is also access to a ground floor WC and under stairs storage cupboard. The first floor enjoys a quality four piece bathroom suite, double bedroom, dressing area and boiler room. The apartment has electric heating.

Lease Details

We have been advised that the lease terms will be for 999 years with a Share of Freehold. We expect the service charge to be between £800 - £1,000pa per apartment (Depending on the size of the apartment). Buildings insurance will be included within the service charge.



ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.02m x 0.89m (9'11 x 2'11)

Open Plan Living/Dining Kitchen

Kitchen Area

3.33m x 2.72m (10'11 x 8'11)

Living/Dining Area

3.73m x 3.51m (12'3 x 11'6)

Ground Floor WC

1.65m x 0.89m (5'5 x 2'11)

First Floor Landing

Double Bedroom

4.50m x 2.74m (14'9 x 9'0) Maximum Measurements

Dressing Room

1.85m x 1.52m (6'1 x 5'0)



Boiler Room

1.52m x 1.17m (5'0 x 3'10)

Bathroom

3.30m x 2.11m (10'3 x 6'11)

Services

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 £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

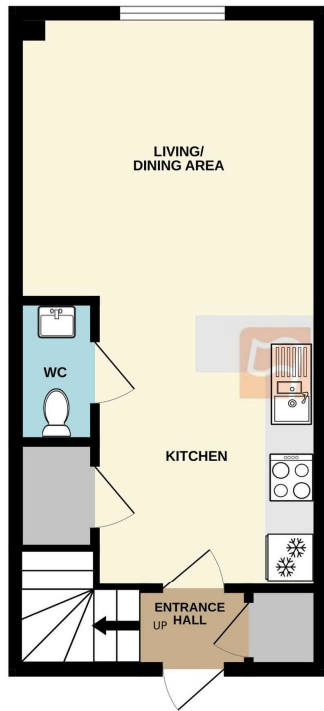
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

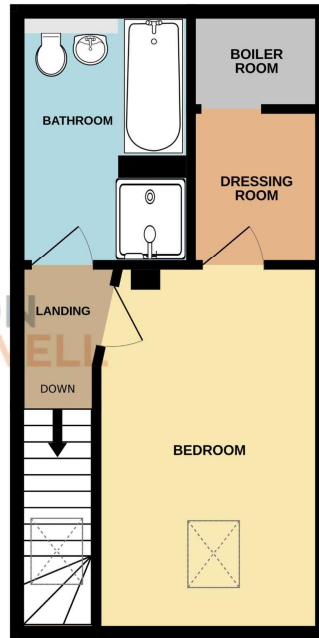


Floorplan

GROUND FLOOR



1ST FLOOR



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



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