



## St Georges Court, Newark



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### Asking Price £100,000

- First Floor Apartment
- Two Double Bedrooms
- Lounge/Diner with Bay Window
- Modern Kitchen
- Quality Shower Room
- Resident Parking
- No Chain
- Council Tax Band: A
- Tenure: Leasehold
- EPC Rating: C





Marketed with NO CHAIN. Having been tastefully renovated over recent years, this delightful first floor apartment enjoys a convenient location, just a stone's throw from the host of local amenities Newark town centre has to offer, as well as the main line train station at Newark North Gate. Immaculately presented, this flat represents a home for a buyer to move straight into.

The apartment is accessed via a shared secure communal entrance to both this apartment and one other. The apartment's accommodation comprises: entrance hallway with generous storage cupboard, spacious lounge/diner with bay window, modern kitchen with four ring electric hob and oven below, two DOUBLE bedrooms and a luxurious shower room. Other features of this home include gas central heating, UPVC double glazing and residents parking.

### Lease Details

Management Company - Base Lockwood

Years Remaining on Lease - Approximately 138 Years remaining (1 March 1974 to and including 28 March 2163)

Current Service Charge per annum - £288 (01/01/2024 - 31/12/2024). This can be subject to change annually.

Buildings insurance is not included within the service charge.



## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

### Lounge/Diner

4.65m x 3.58m (15'3 x 11'9)

### Kitchen

3.30m x 2.59m (10'10 x 8'6)

### Bedroom One

3.61m x 2.90m (11'10 x 9'6)

### Bedroom Two

3.63m x 2.67m (11'11 x 8'9)

### Shower Room

2.57m x 1.78m (8'5 x 5'10)

### 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 - Sales Particulars

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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## 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.

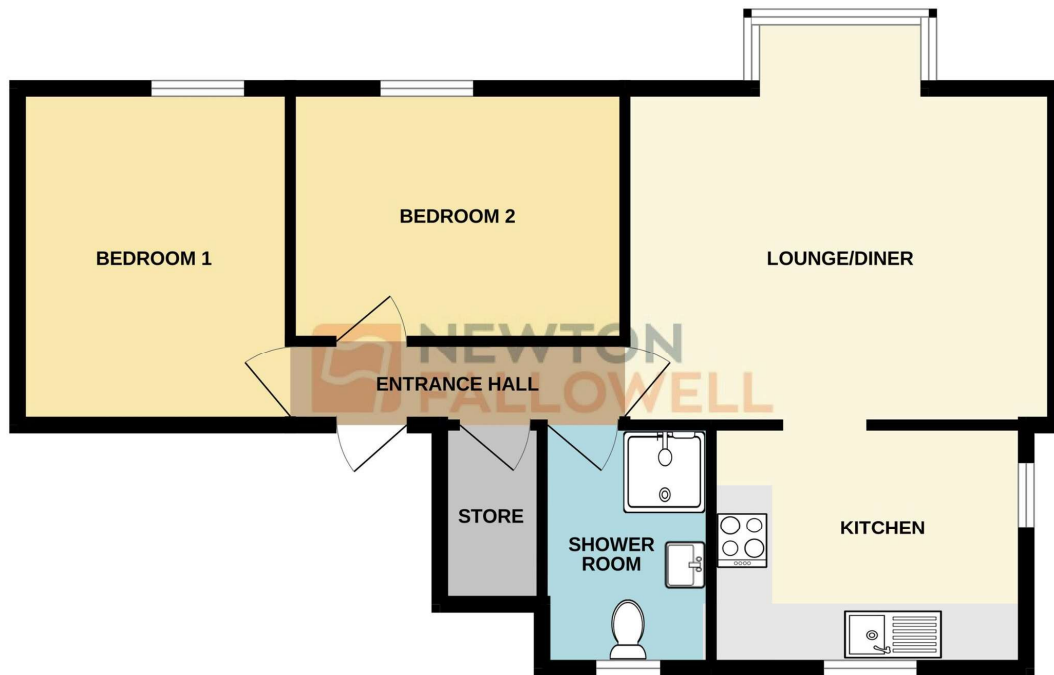
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





# Floorplan

## FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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