



The Gatehouse,
Castle Brewery, Newark

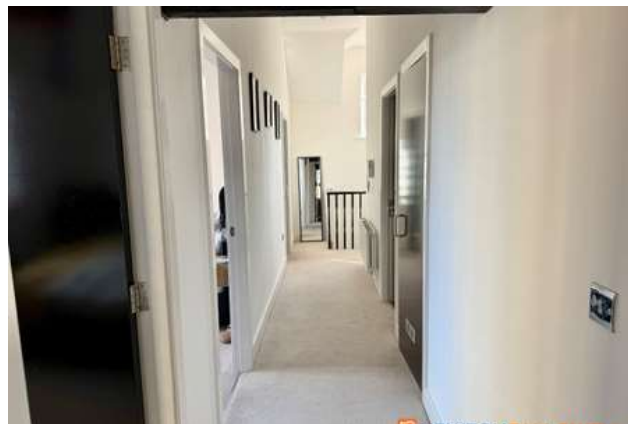
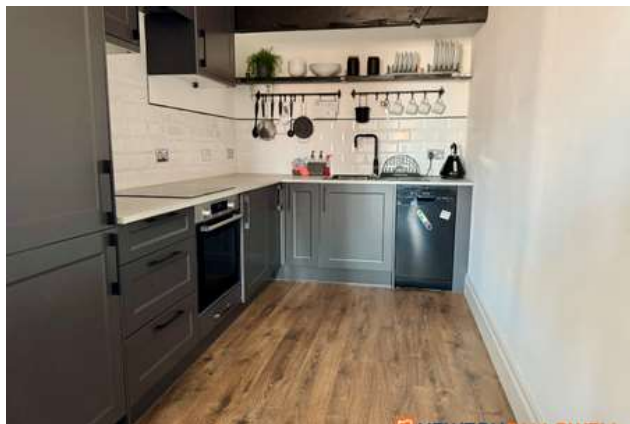
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Guide Price £170,000 to £180,000



Key Features

- Spacious Duplex Apartment
- Gated Town Centre Complex
- Two Double Bedrooms
- Open Plan Living
- Gas Central Heating
- Allocated Parking Space
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure: Leasehold





A bright and spacious two double bedroom, duplex apartment situated in a private gated development with shared communal gardens within the town centre and walking distance to the towns train stations.

This beautiful apartment offers open plan living with a spacious hallway and landing, a bay fronted lounge diner with feature beams, fitted kitchen with integrated oven, hob and fridge freezer, two large double bedrooms with feature windows, two utility rooms and a family bathroom. The property benefits from gas central heating, good storage facilities and a designated parking space. Being sold with no onward chain.

Leasehold Details

Management Company - Franklin Management
Years Remaining on Lease - 200 years from 1 January 2002, approx 177 years remaining
Current Ground Rent per annum - £125 per annum
Current Service Charge per annum - £1,900 per annum (includes access to residents gym)
Current Buildings Insurance - Included in service charge

Accommodation - Rooms and Measurements

Entrance Hall

Storage Cupboard

First Floor Landing

Utility 4'9" x 5'9" (1.4m x 1.8m)

Lounge/Diner 19'0" x 22'4" (5.8m x 6.8m)
maximum measurements

Kitchen 6'11" x 11'7" (2.1m x 3.5m)

Bathroom 5'7" x 8'8" (1.7m x 2.6m)

Bedroom One 10'8" x 19'3" (3.3m x 5.9m)
maximum measurements

Bedroom Two 10'8" x 12'10" (3.3m x 3.9m)

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.

Anti-Money Laundering

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

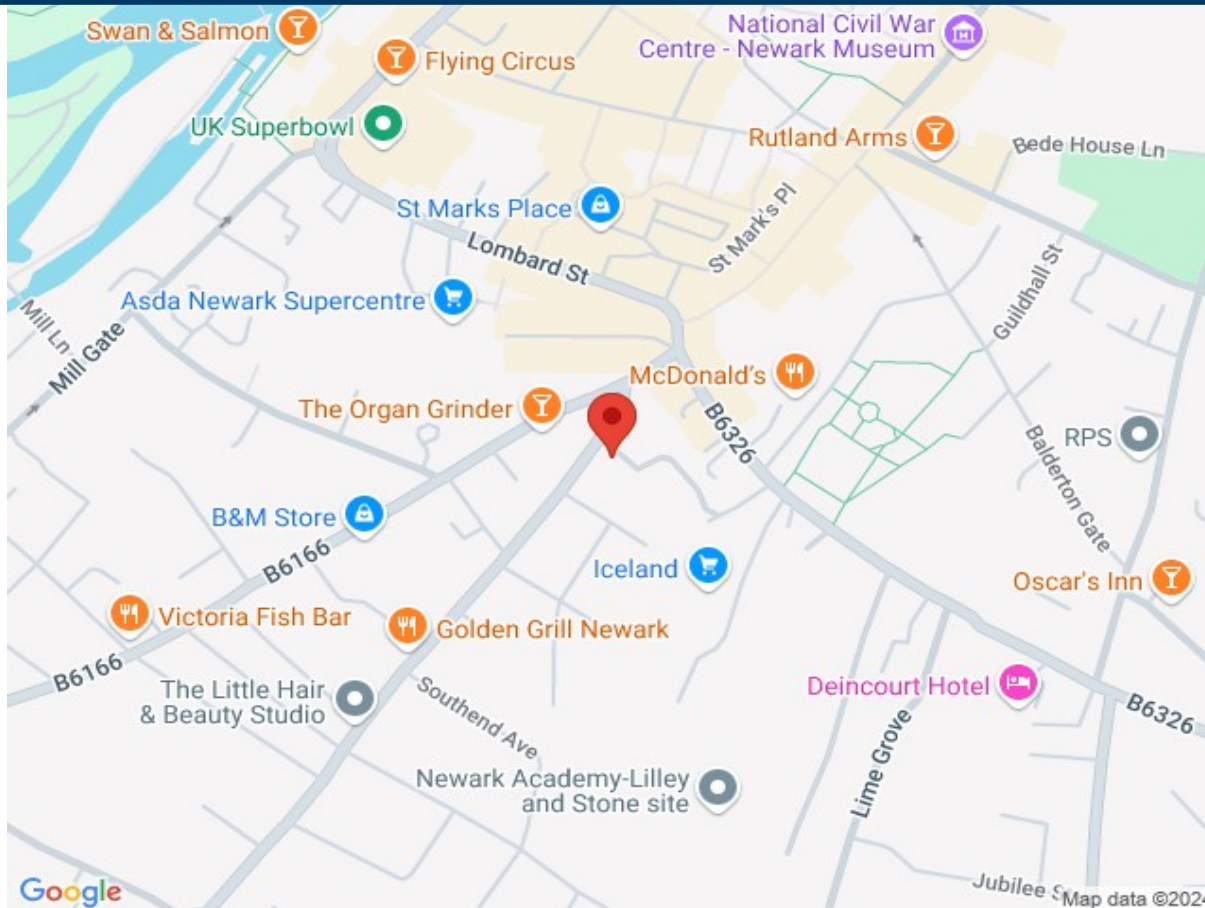
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

