



The Malthouse, Newark



Guide Price £140,000 to £150,000



## Key Features

- Stylish Town Centre Apartment
- Two Double Bedrooms
- Open Plan Living With Granite Finished Kitchen
- Bathroom & Ensuite
- Allocated Parking Space
- Gas CH & Double Glazing
- Council Tax Band; C
- EPC Rating: C
- Tenure: Leasehold





A spacious two double bedroom, well designed modern duplex apartment situated in Newark's town centre within easy walking distance of both Newark's train stations. This property would make an excellent first time buy, lock up and leave or investment property.

The stylish, bright and spacious accommodation comprises of a generous hall with storage, a large open plan lounge with large feature window, dining area and granite finished kitchen with integrated oven, hob and dishwasher, there is also a full bathroom, the stairs from the hallway ascend down to the sleeping area of the apartment, with a large hall or study area, two double bedrooms both with fitted wardrobes and the master has a stylish ensuite shower room.

The property benefits from gas central heating, double glazing and an allocated parking space. Being sold with NO CHAIN.



## Lease Details

Management Company - The Maltings

Years Remaining on Lease - 999 years from 1 April 2004 - 979 years remaining

Current Ground Rent per annum - included in service charge

Current Service Charge per annum - £800 per annum

Current Buildings Insurance per annum - included in service charge

## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

Lounge Diner 23'4" x 14'2" (7.1m x 4.3m)

Kitchen 8'2" x 16'2" (2.5m x 4.9m)  
maximum measurements

Bathroom 8'8" x 7'1" (2.6m x 2.2m)

Basement Floor Hallway/ Study Area 10'0" x 7'8"  
(3m x 2.3m)

Bedroom One 19'1" x 10'0" (5.8m x 3m)  
maximum measurements

Ensuite Shower Room 9'2" x 4'10" (2.8m x 1.5m)  
maximum measurements

Bedroom Two 10'5" x 15'0" (3.2m x 4.6m)



## 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 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.

## 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.



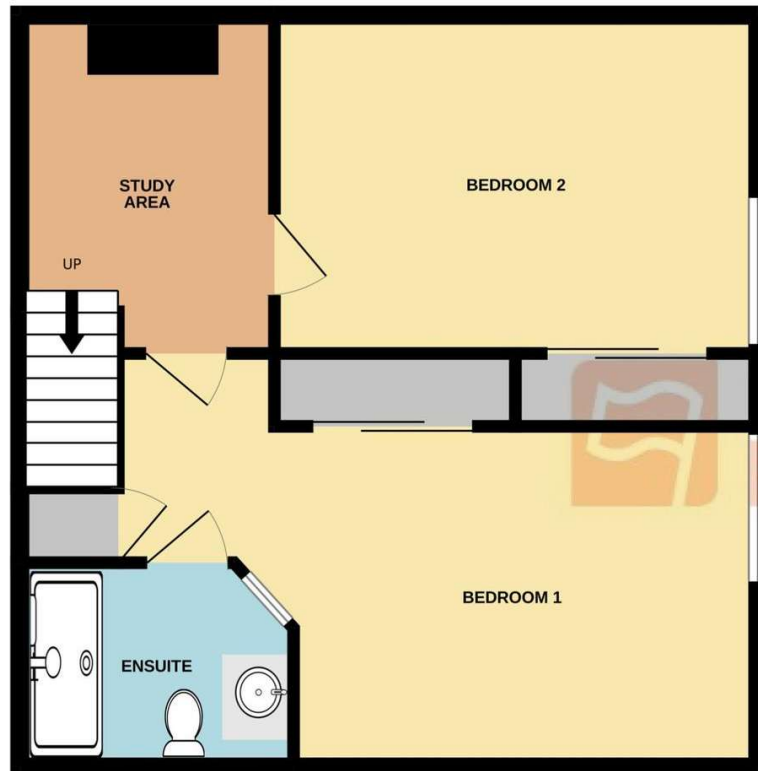
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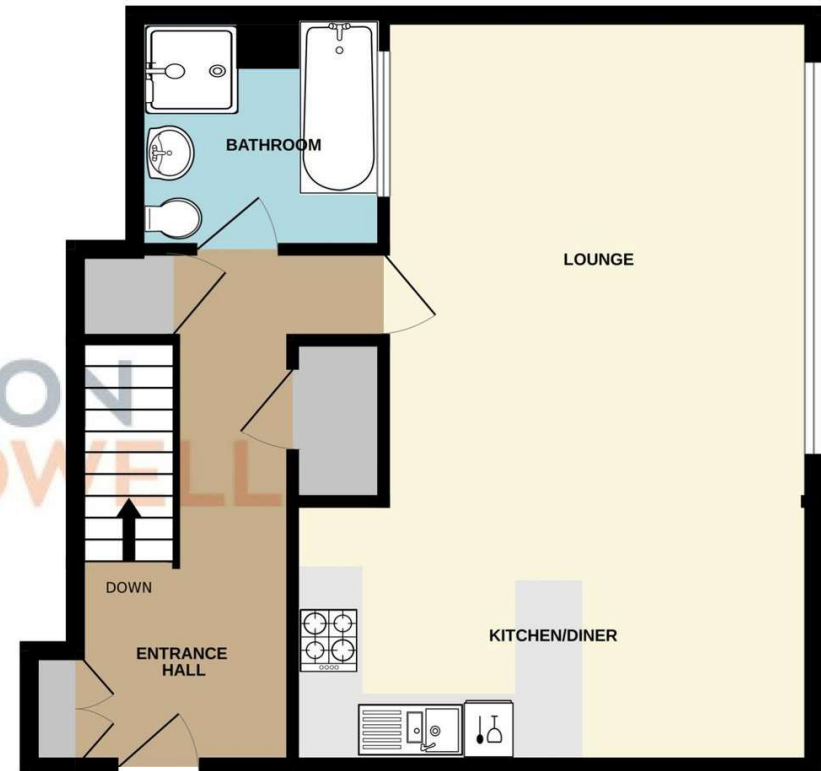
## Referrals

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.

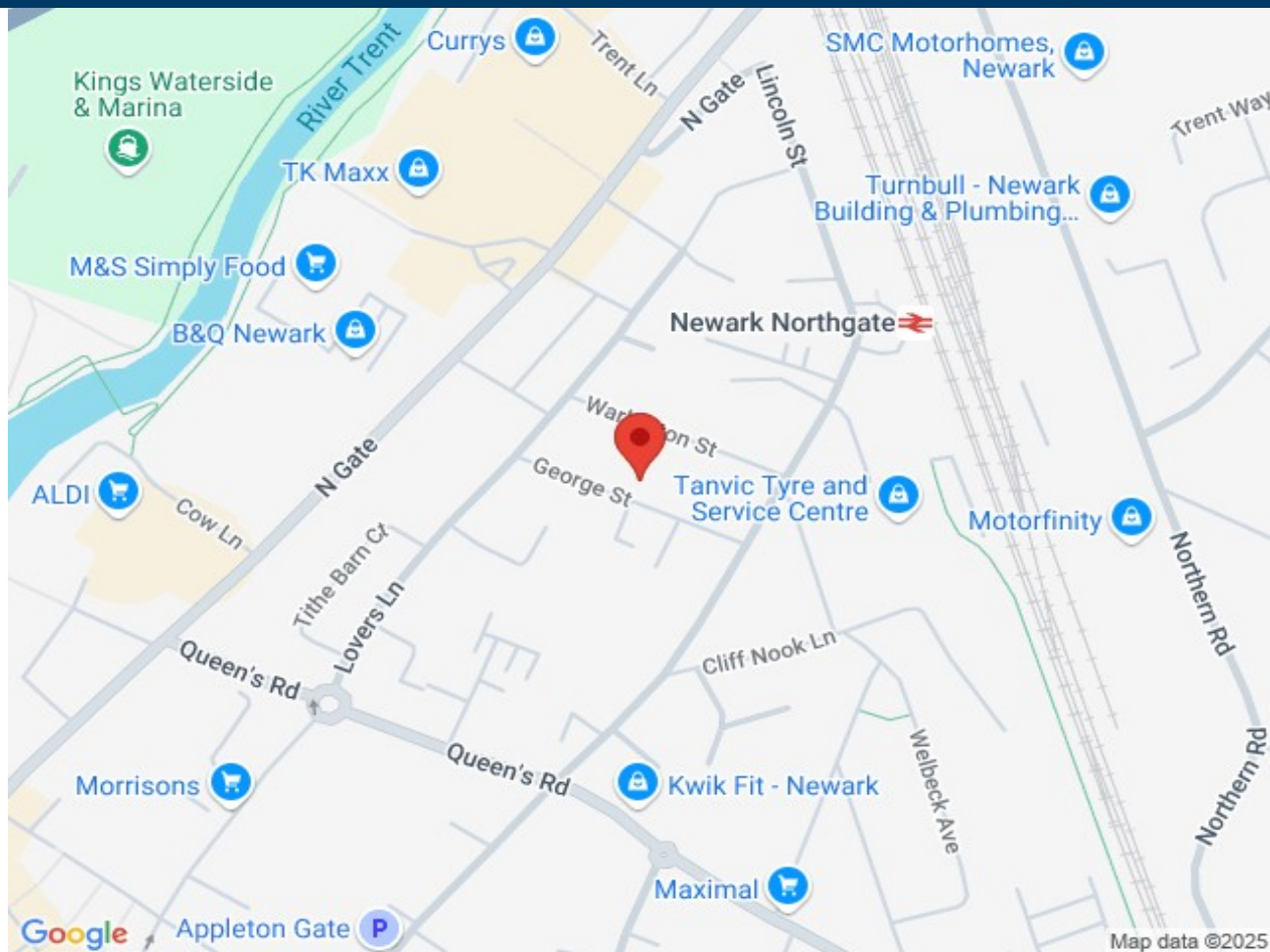
BASEMENT



GROUND 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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

