



Beast Market Hill, Newark

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Guide Price £150,000 to £160,000



Key Features

- Luxury Town Centre Apartment
- One DOUBLE Bedroom
- Luxury Kitchen and Bathroom
- Extremely Well Presented Throughout
- Superb Panoramic Town Centre Views.
- Dedicated Covered Parking
- Council Tax band: A
- EPC Rating: C
- Tenure: Leasehold





Situated in one of Newark's most iconic Grade II listed converted buildings, 'The Ossington' set in the Heart of Newark with panoramic town centre views, this second floor apartment is a short walk to both Newark train stations.

The wonderful apartment oozes with charm and character, with beautifully appointed accommodation comprising of: a secure communal entrance hallway with steps leading to the apartments entrance door, with accommodation consisting of: entrance hallway, spacious adaptable living space with vaulted ceiling, breakfast kitchen with quartz worktops and integrated appliances including fridge, freezer, washer dryer, dishwasher, two ovens, a microwave and an electric induction hob; a master bedroom with built in wardrobes and a further luxury Villeroy & Boch bathroom suite with Porcelanosa fully tiled walls and floor and underfloor heating.

The property hugely benefits from its desirable location and the views are breath taking, gas central heating, and covered car parking.

Lease Details

Management Company - Shoby Properties LTD -
Years Remaining on Lease - 125 years from 2001
Current Ground Rent £100 per annum set to increase to £200 in 2026
Current Service Charge £292 per month
Current Buildings Insurance £530 per annum

ACCOMODATION - Rooms and Measurements

Entrance Hallway 1.45m x 1.07m (4'9" x 3'6")

Adaptable Open Plan Living Space 10.29m x 5.51m (33'9 x 18'1)
maximum measurements

Breakfast Kitchen 3.15m x 1.57m (10'4" x 5'2")

Master Bedroom 4.39m x 3.96m (14'5" x 13')

Luxury Bathroom 3.30m x 1.68m (10'10" x 5'6)
maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

The Ossington Building

The Ossington is an iconic Newark Landmark originally built in 1882, by Lady Ossington in memory of her late husband John Dennison MP, Standing close to the river Trent and overlooking Newark Castle; the building was designed to serve as a Coffee Palace for social gatherings, lectures, dances etc without the consumption of alcohol, all profits went to support Newark Hospital. Due to its popularity and success a second Ossington Coffee Palace was constructed in Marylebone, London.



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 cannot be taken 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.

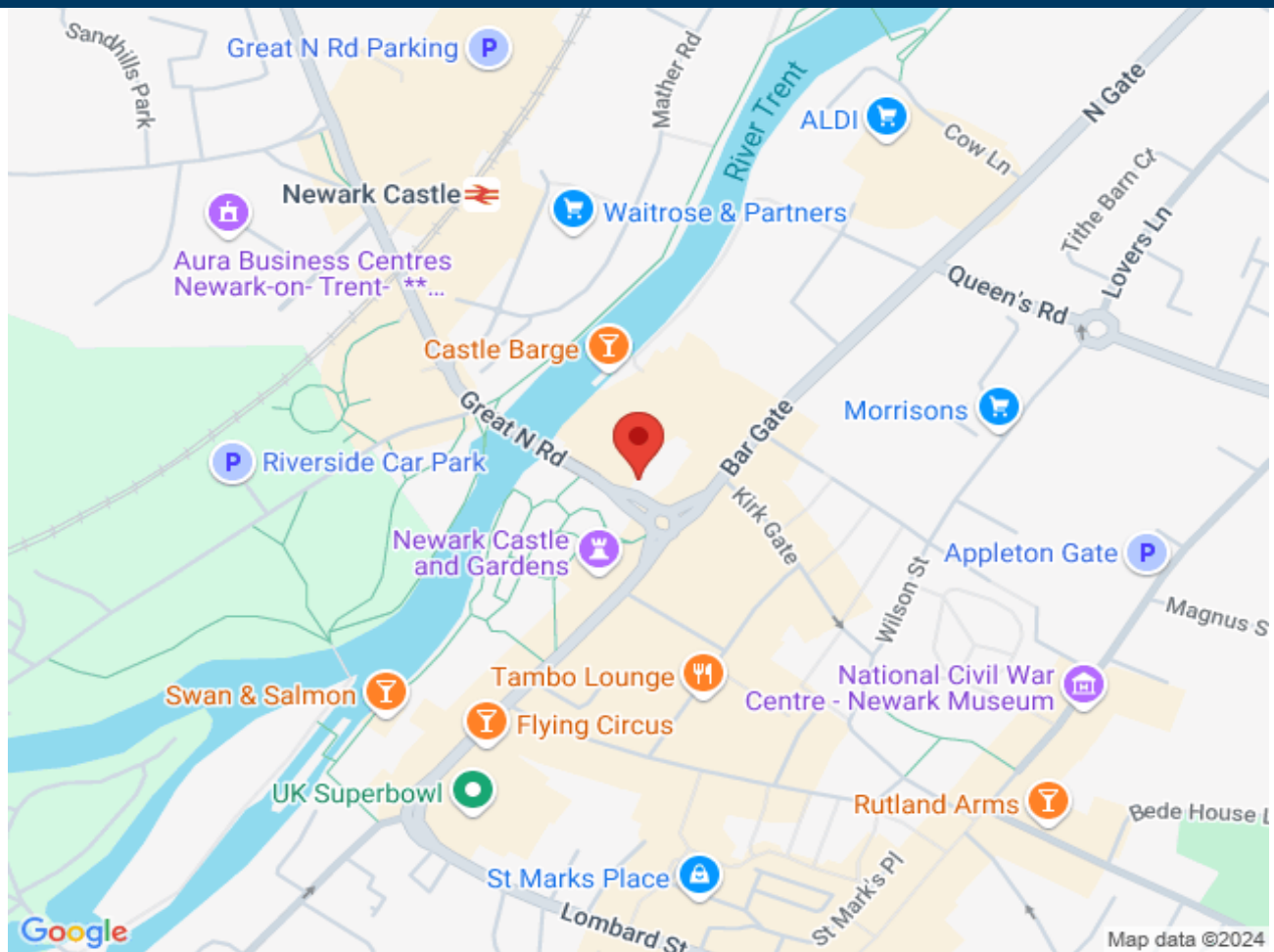
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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.



2ND FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

