



Barnby Road, Newark

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Guide Price £160,000 to £170,000



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Bedroom One With Dressing Room & Bathroom
- Bedroom Two With Ensuite
- Dual Aspect Dining Kitchen
- Spacious Lounge
- Council Tax Band: C
- EPC Rating: D
- Tenure: Leasehold





MARKETED WITH NO CHAIN!

Conveniently situated within walking distance to the local train stations with access to London Kings Cross Station & Nottingham/Lincoln City Centre, this marvellous apartment offers a wonderful low maintenance lifestyle with single storey living and its own private garden. This home could suit a variety of needs, and viewing will be key to appreciate the charm of this building.

The Bell Tower is a magnificent conversion of a Victorian School building and Apartment 'No.1' is a well appointed property with a spacious internal layout comprising: generous lounge with an opening to a dual aspect dining kitchen, with the kitchen having a four ring electric hob and electric oven, bedroom two is a double bedroom with an ensuite shower room, whilst bedroom one is also a double bedroom with a dressing room and access to a Jack & Jill bathroom, with a connecting door back to the lounge.

In addition, externally, the apartment offers a low maintenance courtyard garden with two decked areas, gravelled area and garden shed. There is also a car port and off street parking in front, providing parking for more than one vehicle. Other features of this home include UPVC double glazing and electric heating.

Lease Details

Management Company - HML PM Ltd

Years Remaining on Lease - 999 Year Lease from 01/01/2005 (approx 979 remaining)

We are informed by the current vendor the service charge for the quarter 01/10/2024 to 31/12/2024 was £321.37, which we believe includes the buildings insurance. The owner of the apartment will have one share in the management company which is controlled by the residents on the development (i.e. one share per household).

ACCOMMODATION - Rooms & Measurements

Lounge 16'4" x 15'0" (5m x 4.6m)

Dining Kitchen 14'7" x 8'4" (4.4m x 2.5m)

Bedroom One 11'2" x 9'4" (3.4m x 2.8m)

Dressing Room 10'11" x 6'11" (3.3m x 2.1m)

Jack & Jill Bathroom 7'2" x 6'9" (2.2m x 2.1m)

Bedroom Two 9'11" x 9'4" (3m x 2.8m)

Ensuite Shower Room 9'4" x 2'11" (2.8m x 0.9m)



Agent's Note

The apartment has a shared car parking area.

Services

Mains 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.

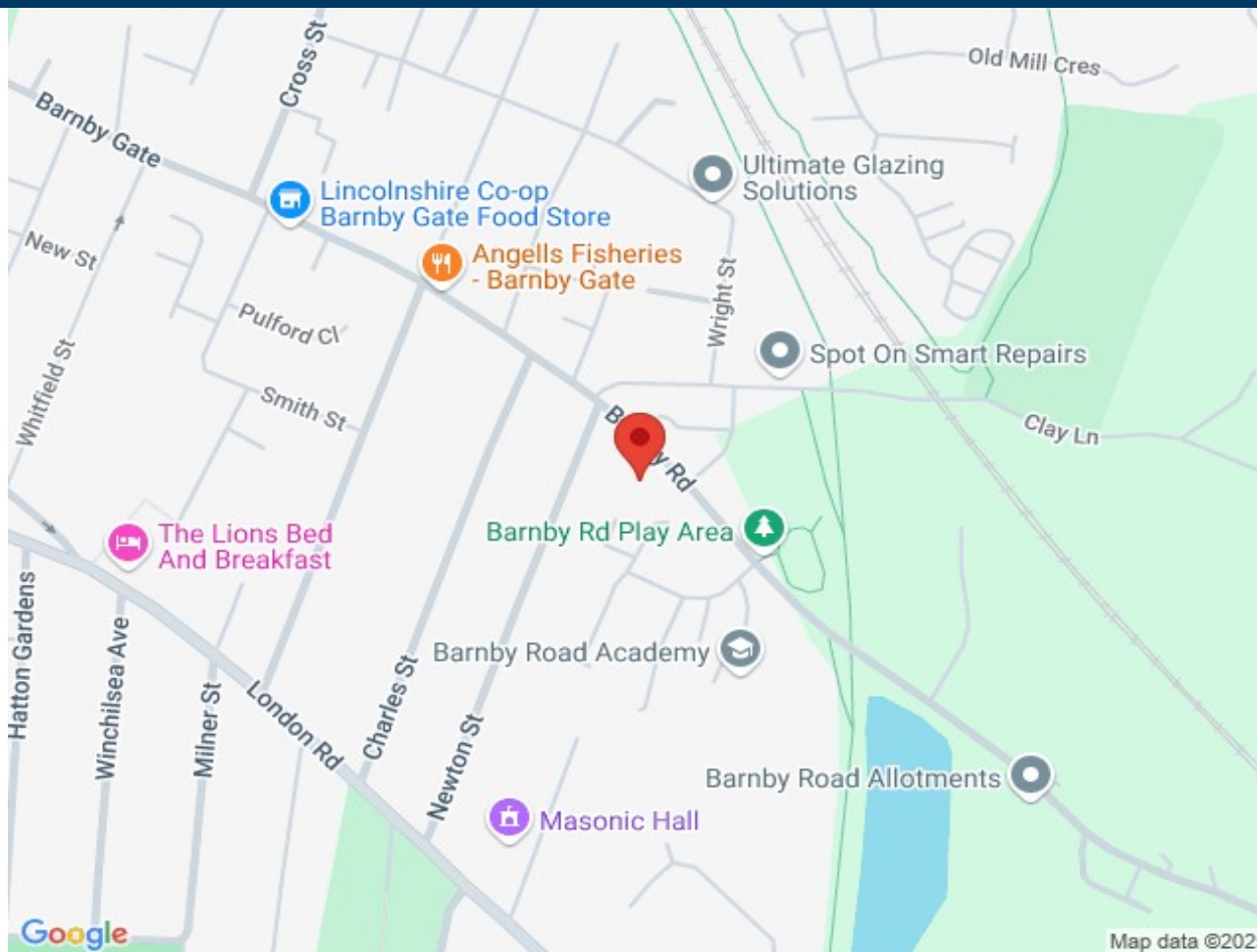
Referrals

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 choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		