



Barnby Road, Newark



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Guide Price £170,000 to £180,000



## Key Features

- Generous Duplex Apartment
- Converted Victorian School Building
- Three Bedrooms
- Ensuite Shower Room & Bathroom
- Open Plan Living/Dining Kitchen
- Car Port & Private Parking
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold



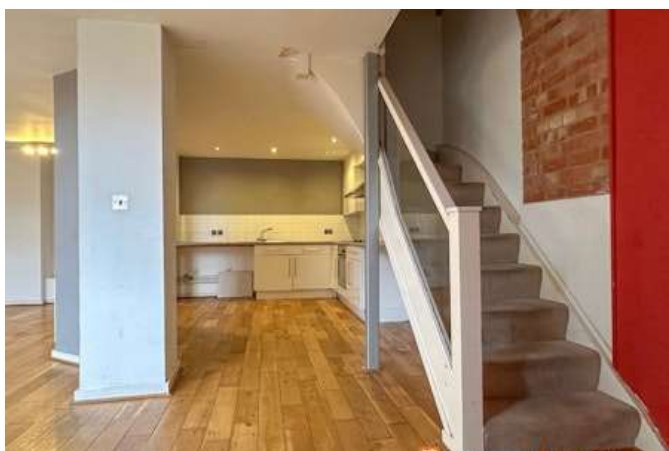


### MARKETED WITH NO CHAIN!

Conveniently situated within walking distance to local train stations with access to London Kings Cross Station & Nottingham/Lincoln City Centre, this marvellous duplex apartment offers a wonderful modern lifestyle with open plan living throughout downstairs, its own westerly facing private garden to capture the summer sunshine, and a brick car port with private parking for at least two vehicles. 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.8' is the largest apartment within the building, with a spacious internal layout comprising: entrance hallway with an opening through to a large open plan living/dining kitchen space and French doors opening to the garden. The kitchen area having appliances to include a four ring electric hob and electric oven. Stairs rising to the first floor, which offers a three piece family bathroom suite, and three well-proportioned bedrooms, each boasting their own character features and with the main bedroom also enjoying an ensuite shower room.



In addition, externally, the apartment offers a low maintenance westerly facing courtyard garden and another huge benefit of this apartment is the brick car port with further parking available in front, providing private parking for at least two vehicles. The car port also has a large vaulted area that could provide superb loft space if required. Other features of this home include single glazed windows 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 is paid quarterly and they pay approximately £375. We have been advised that the buildings insurance is included within the service charge, as well as a reserve fund.  
The owner of the apartment will have one share in the Freehold under The Bell Tower (Newark) Management Ltd, which is controlled by the residents on the development (i.e. one share per household).

### ACCOMMODATION - Rooms & Measurements

Entrance Hall 7'1" x 6'4" (2.2m x 1.9m)

Open Plan Living/Dining Kitchen: 25'0" x 23'10"  
(7.6m x 7.3m)  
maximum measurements

Lounge/Diner Area 23'10" x 15'10" (7.3m x 4.8m)  
maximum measurements

Kitchen Area 13'10" x 10'5" (4.2m x 3.2m)  
maximum measurements

### First Floor Landing

Bedroom One 11'4" x 11'3" (3.5m x 3.4m)  
maximum measurements

Ensuite Shower Room 8'6" x 3'3" (2.6m x 1m)  
maximum measurements

Bedroom Two 12'8" x 9'4" (3.9m x 2.8m)  
maximum measurements

Bedroom Three 10'8" x 8'0" (3.3m x 2.4m)  
maximum measurements

Bathroom 8'1" x 5'6" (2.5m x 1.7m)  
maximum measurements





### Windows

The property's windows are wooden single glazed.

### 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.

### Interactive Property Report - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

### 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

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.

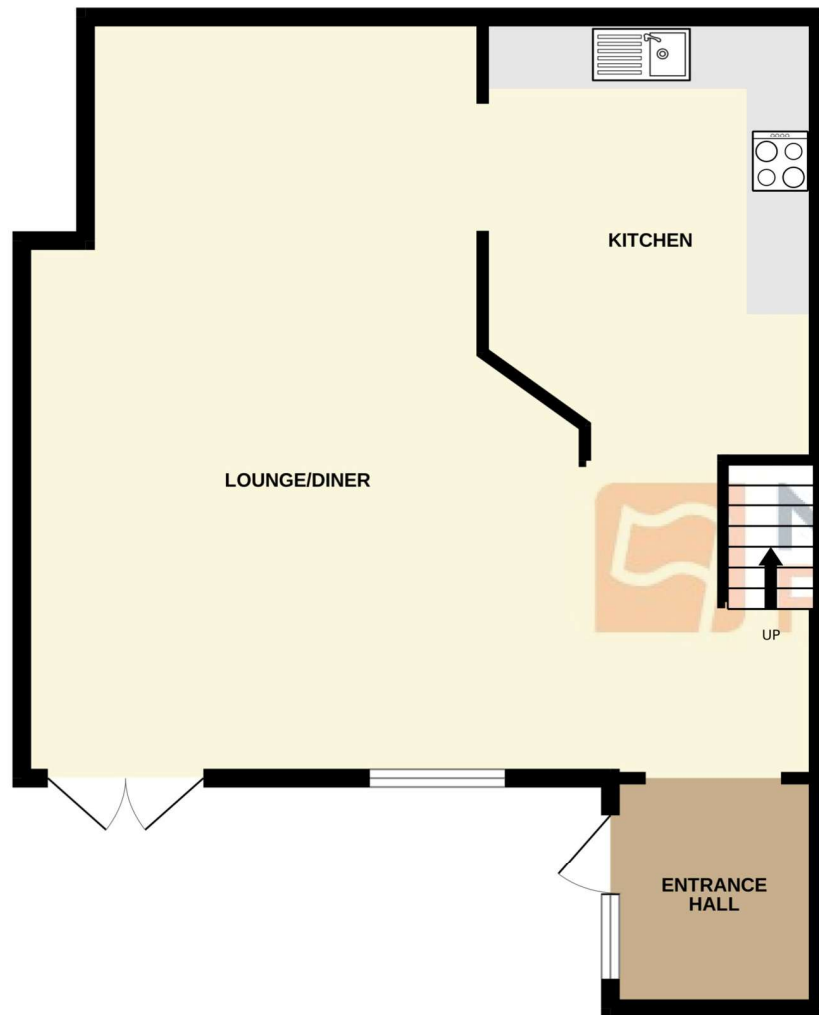
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.



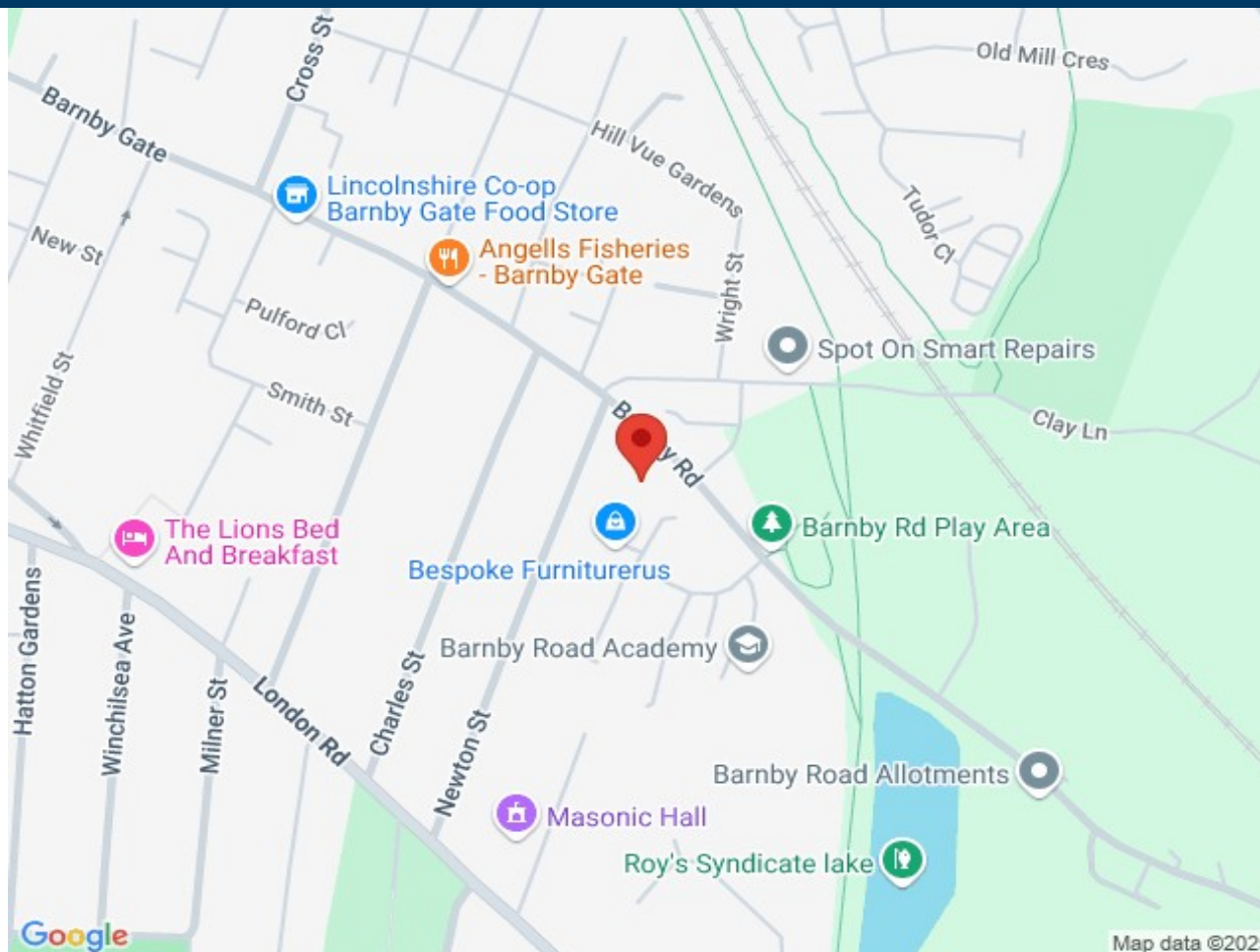
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

