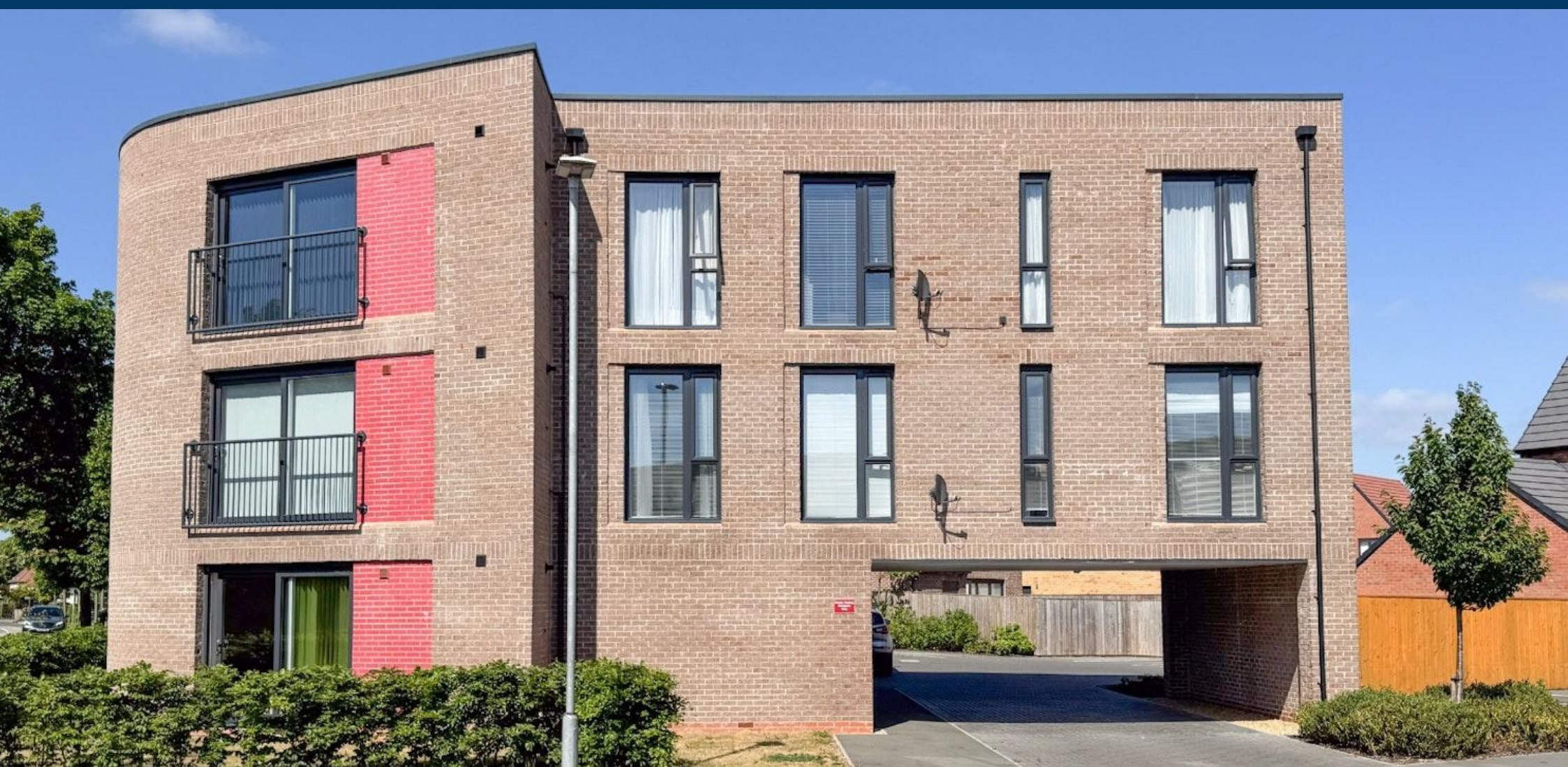




Lord Hawke Way, Newark



Guide Price £140,000 to £150,000



Key Features

- Modern Second Floor Apartment
- Ideal First Time Buy
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Family Bathroom Suite
- Allocated Parking Space
- No Chain
- Council Tax Band: A
- EPC Rating: B
- Tenure: Leasehold





MARKETED WITH NO CHAIN. Enjoying a convenient position with easy access to Newark town centre, this relatively new development boasts an exceptional level of specification. This particular apartment is quietly positioned on the second floor within a building housing only 5 apartments, which benefits from immaculate communal areas and an allocated parking space.

The apartment's accommodation comprises: hallway with useful storage cupboard, two DOUBLE bedrooms, one of which having fitted wardrobes, a quality bathroom suite and a gorgeous contemporary open plan living/dining kitchen with the kitchen space having a range of appliances to include four ring electric hob, electric oven, dishwasher, washer/dryer and fridge/freezer. Other features of this home include the full height windows, gas central heating, UPVC double glazing, secure bin store and video/telephone entry system.



Agent's Note - Lease Details

Management Company - In Residence

Years Remaining on Lease - 999 years from 01/01/2021

Current Service Charge per annum - 2024 £985.16. Budget for 2025 £1,066.52

Service charge includes buildings insurance. No ground rent payable.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Open Plan Living/Dining Kitchen

19'5" x 16'1" (5.9m x 4.9m)

maximum measurements

Bedroom One 15'2" x 10'1" (4.6m x 3.1m)

maximum measurements

Bedroom Two 9'10" x 8'9" (3m x 2.7m)

Bathroom 6'11" x 6'6" (2.1m x 2m)



Agent's Note The property has a communal staircase, secure bin store and allocated parking space.

Services

Mains gas, electricity, water and drainage are connected.

Newark

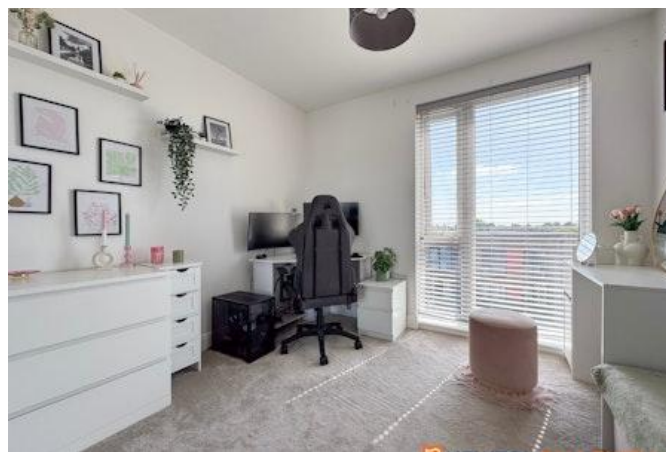
A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The 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.

Interactive Property Report

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.



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.

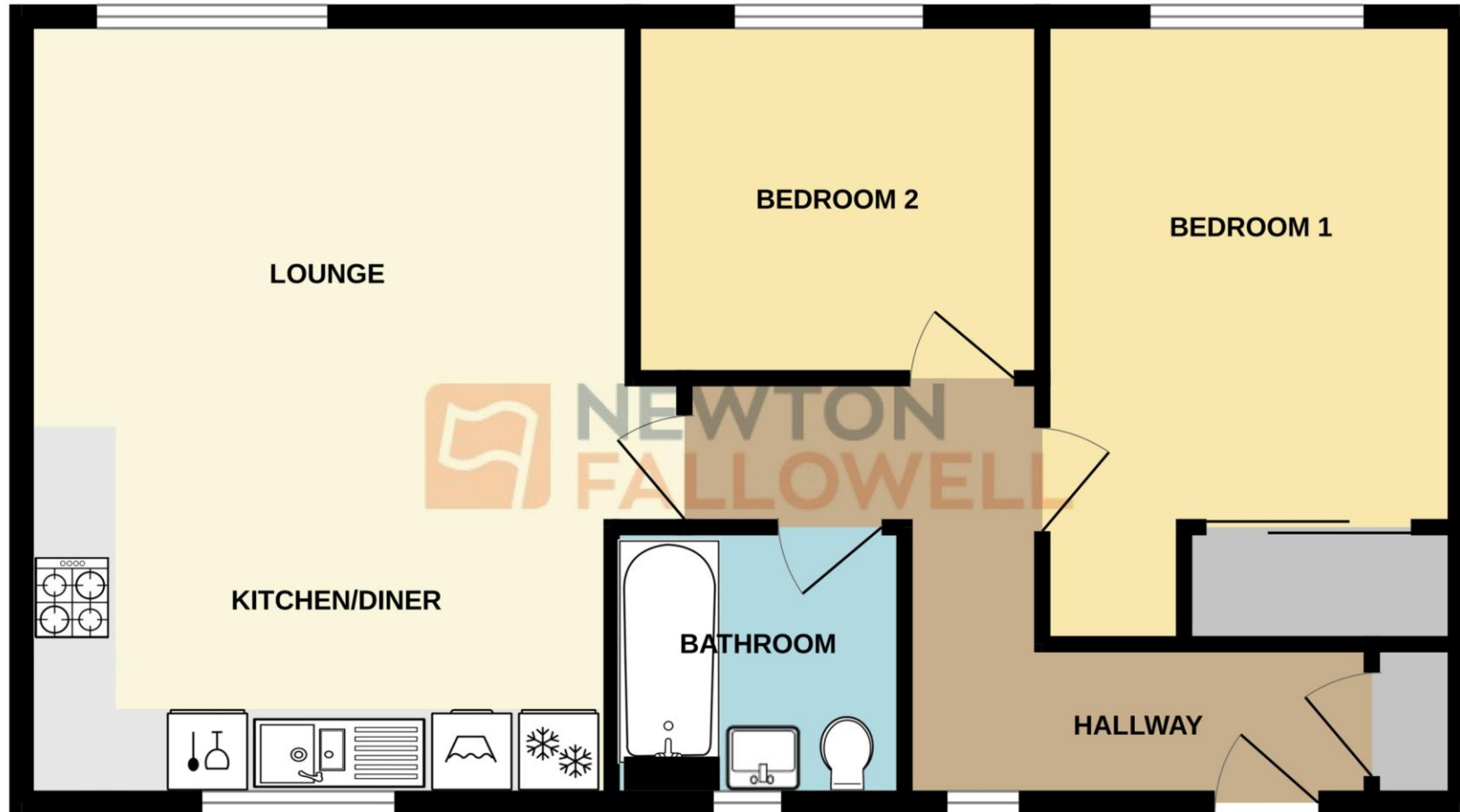
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.



SECOND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

