



Barnby Gate, Newark

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Asking Price £150,000



## Key Features

- Town Centre Location
- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Bathroom & Separate WC
- Granite Kitchen
- Council Tax Band: A
- EPC Rating: tbc
- Tenure: Leasehold





Barnby House is a superb apartment complex, consisting of 8 quality apartments and is located in the heart of Newark town centre, just a stone's throw from the market square and the host of amenities the town has to offer.

Apartment 5 is a spacious first floor apartment that provides low maintenance, modern living and represents a property to move straight into. The apartment is accessed from a communal entrance hallway and provides accommodation comprising: entrance hallway, separate WC, large open plan living/dining kitchen space with the modern kitchen having granite work surfaces, four ring electric hob and electric oven. Back from the hallway there is also access to two double bedrooms and a family bathroom suite. The apartment benefits from a 1/8 SHARE OF THE FREEHOLD, as well as a reasonable service charge which includes building insurance and no ground rent. Other features of this apartment include a secure telephone entry system, double glazing throughout and electric heating.

#### Lease Details/Share Of Freehold

Management Company - Barnby House Management Company

Length of Lease - 1000 years, starting from 28/12/2014 (approximately 990 years remaining)

The vendor has advised they currently pay £100 pcm to Barnby House Management Company for the upkeep and maintenance of all communal areas. These charges can be subject to change. We have been advised this payment includes buildings insurance.

There is no ground rent due to the apartment owning 1/8 share of the freehold.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 13'2" x 3'5" (4m x 1m)

WC 7'4" x 3'9" (2.2m x 1.1m)

Open Plan Living/Dining Kitchen 24'2" x 15'7" (7.4m x 4.7m)  
maximum measurements

Kitchen Area 15'7" x 7'11" (4.7m x 2.4m)  
maximum measurements

Lounge/Diner 15'9" x 15'7" (4.8m x 4.7m)

Bedroom One 11'9" x 11'2" (3.6m x 3.4m)  
maximum measurements

Bedroom Two 15'3" x 7'10" (4.6m x 2.4m)

Bathroom 9'0" x 6'10" (2.7m x 2.1m)  
maximum measurements

#### Windows

Double glazed wooden windows.





## 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

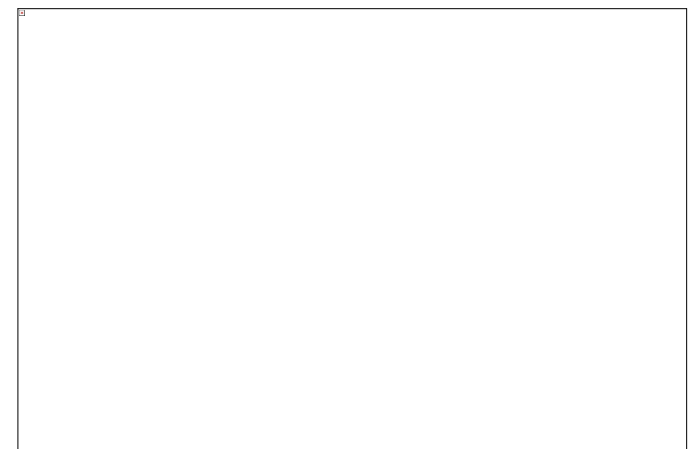
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

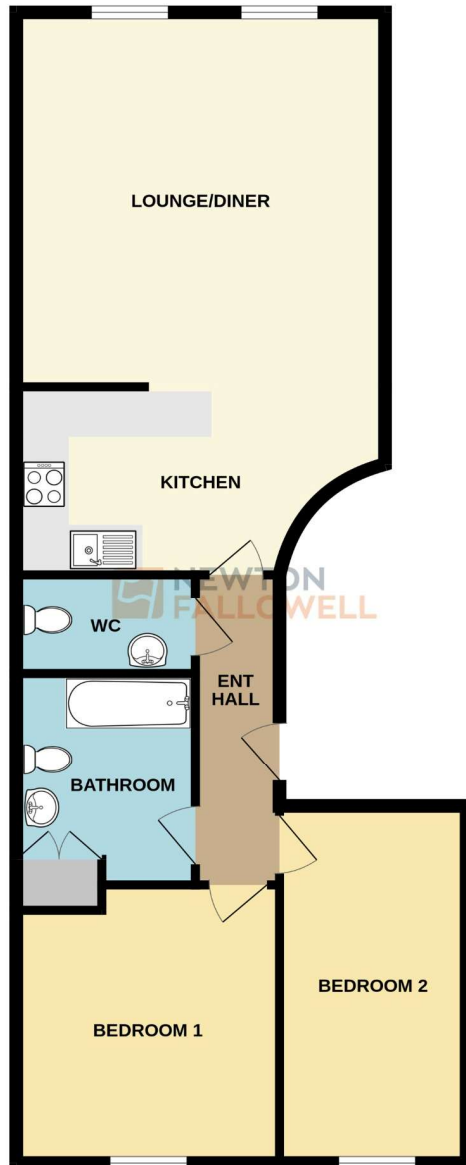
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

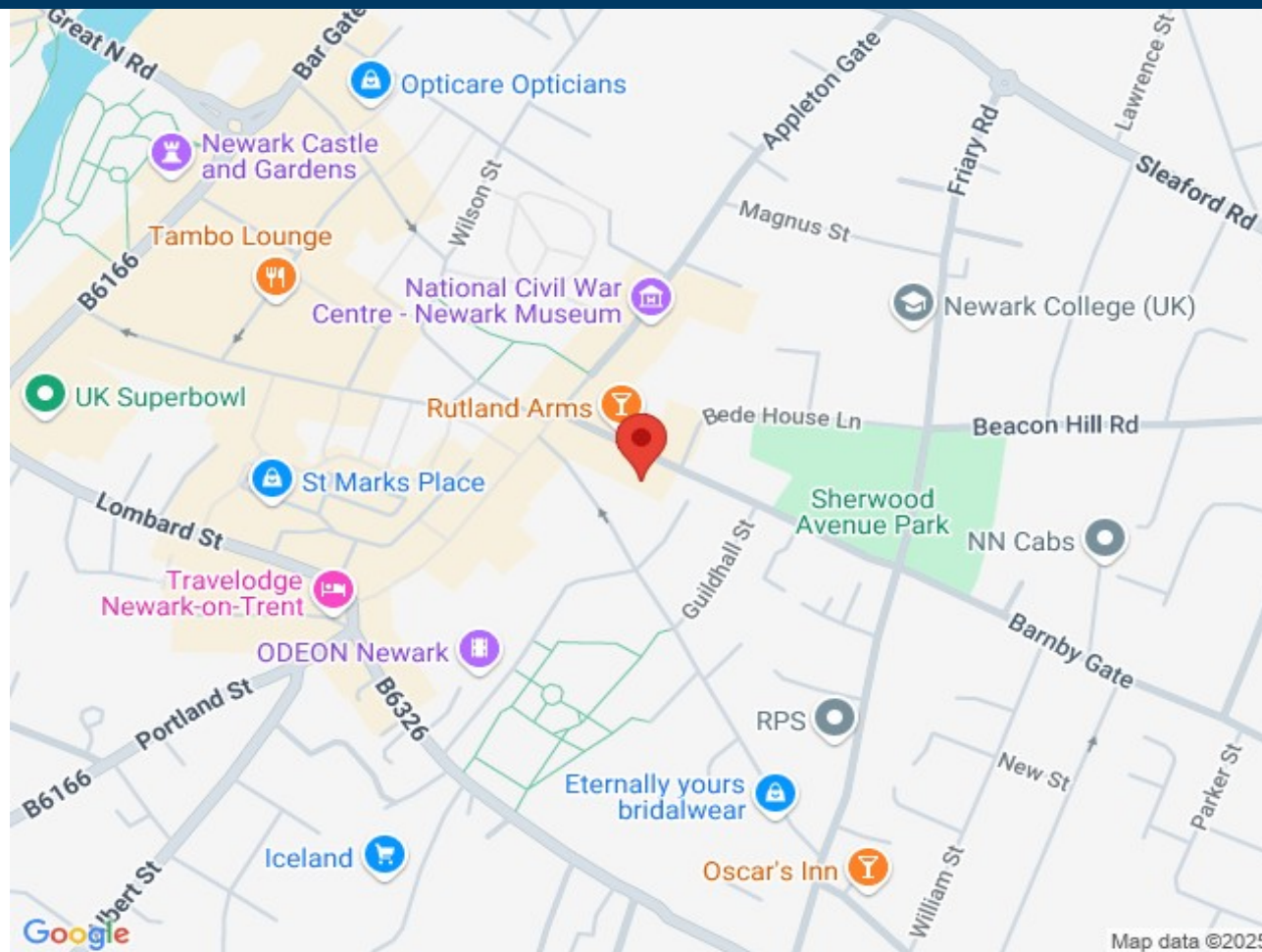
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



FIRST FLOOR







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