



Ash Road, Newark



Guide Price £90,000 to £100,000



Key Features

- Spacious First Floor Apartment
- Two Double Bedrooms
- Large Lounge Diner
- UPVC Double Glazing & Gas C. Heating
- Private Garden
- Driveway for Two Cars
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold



MARKETED WITH NO CHAIN A spacious two double bedroom first floor apartment which would be a great first time buy, downsizer or lock up and leave property, the property has its own private garden and off-road parking.

The accommodation comprises of a private entrance hall (ground floor) with stairs rising to the first-floor hallway, spacious lounge diner, kitchen, two double bedrooms and a bathroom. The property further benefits from UPVC double glazing, gas central heating, and a brick store. An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Lease Details

Management Company - Newark and Sherwood District Council

Years Remaining on Lease - 125 Years from 8th January 1989, approximately 88 years remaining

Ground Rent per annum - £10

Service Charge per annum -£180.15 (2024/2025)

Buildings Insurance is included in the service charge

The Leaseholder is responsible for one quarter of any repairs to the building.

ACCOMODATION - Rooms and Measurements

Entrance Hall & Stairs to First Floor

Hallway 18'0" x 4'7" (5.5m x 1.4m)

maximum measurements

Lounge/Diner 16'0" x 14'4" (4.9m x 4.4m)

maximum measurements

Kitchen 12'11" x 7'6" (3.9m x 2.3m)

maximum measurements



Bedroom One 13'2" x 10'7" (4m x 3.2m)

Bedroom Two 13'1" x 9'7" (4m x 2.9m)

maximum measurements

Bathroom 6'6" x 5'6" (2m x 1.7m)

Brick Store 13'2" x 5'0" (4m x 1.5m)

Agent's Note

There is a shared pathway to the front door of the property and other flats respective doors and outbuildings.

Services

Mains gas, electricity, water and drainage are connected.

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

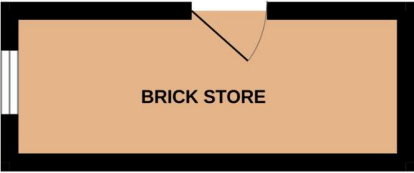
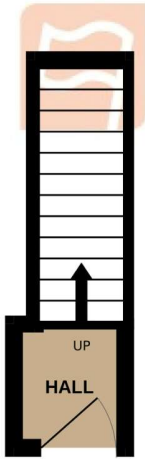
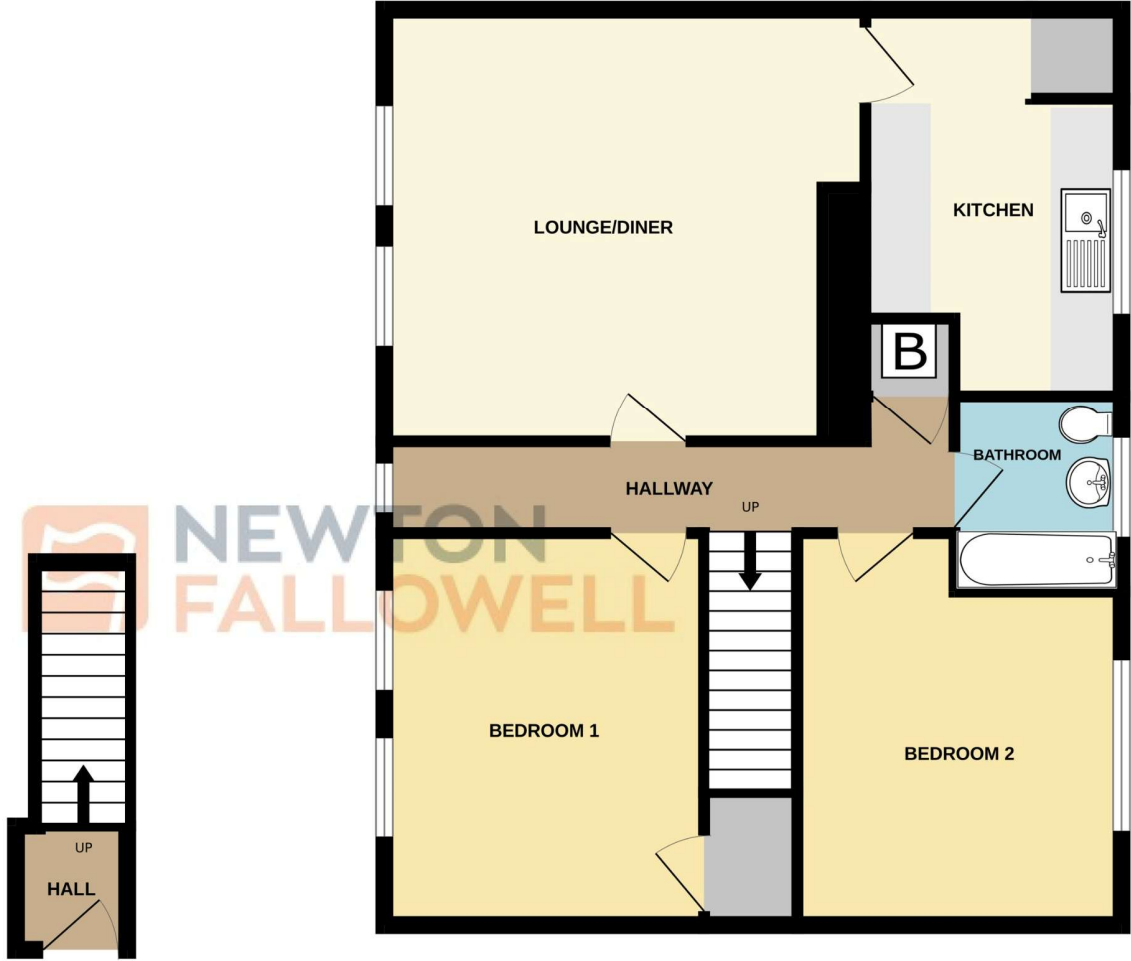
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

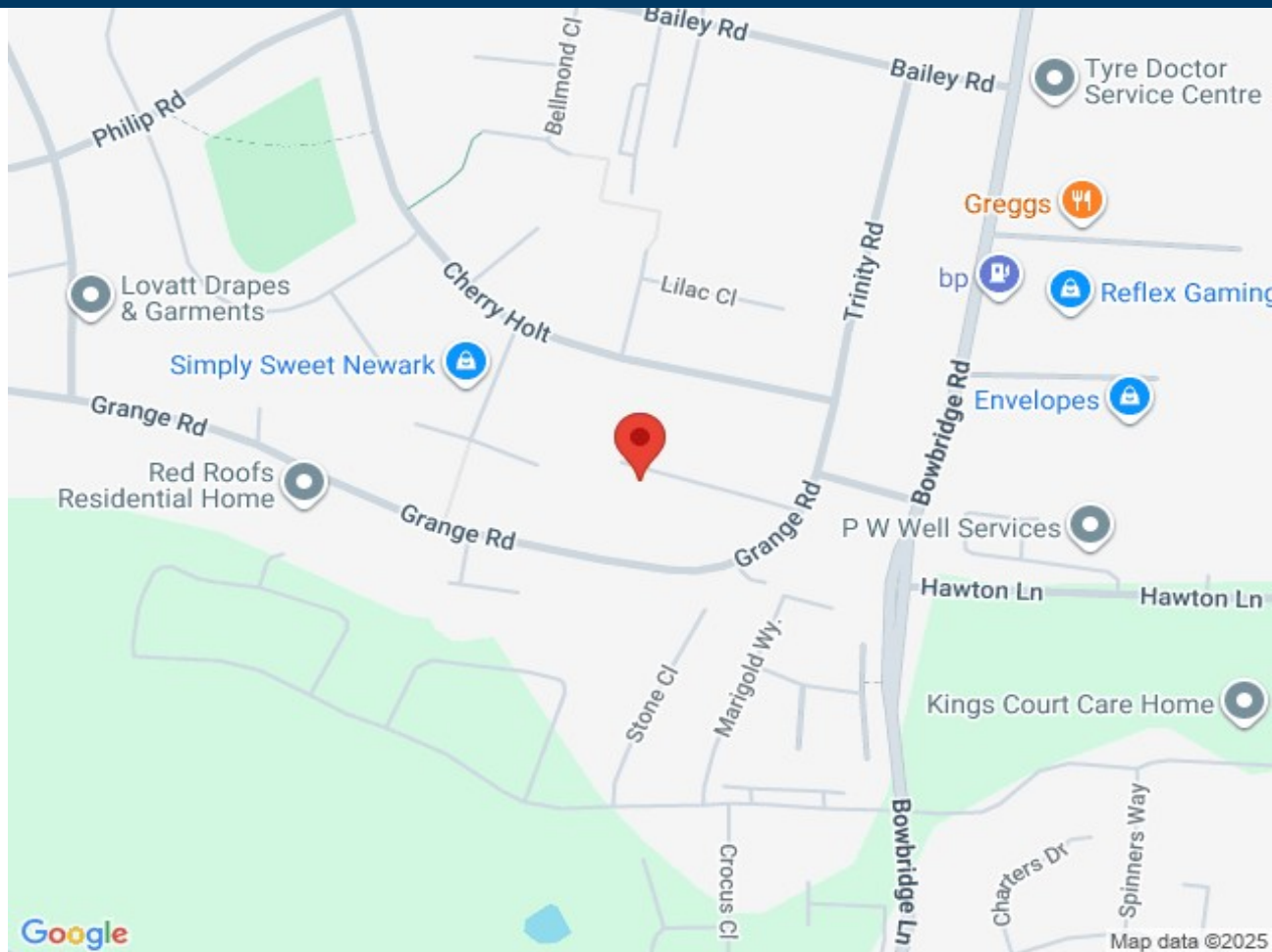
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

