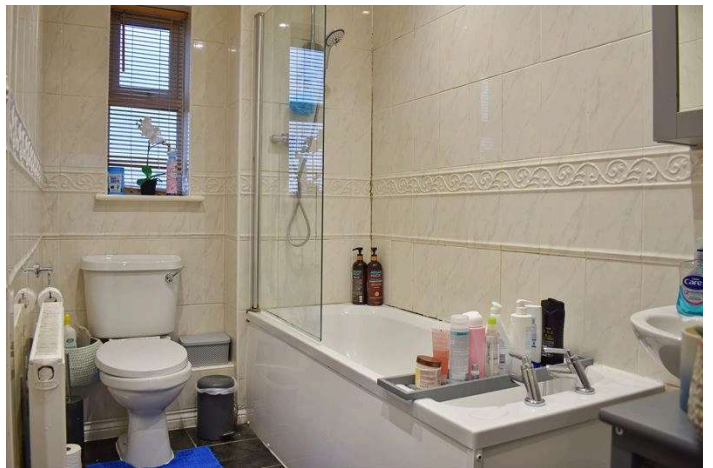


Barrows Gate, Newark NG24 2FY



GUIDE PRICE £110,000 to £120,000. A well presented two bedroom second floor apartment situated within this popular residential development. In addition to the two bedrooms, the property has an excellent sized lounge/diner and a well appointed kitchen and bathroom. Double glazing and gas central heating are installed. This property has an allocated parking space and viewing is strongly recommended.

Guide Price £110,000 to £120,000



Location and Amenities

The property is situated a short distance from Newark town centre. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall, Morrisons, Asda, Aldi and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door via a secure door entry system, this leads into the entrance vestibule which provides a most useful and versatile storage space and has a recessed ceiling spotlight. From here a further door leads through to the inner hallway.

Inner Hallway

The inner hallway provides access to all rooms and has a large and useful storage cupboard. Access to the roof space is also obtained from the inner hallway. The hallway has recessed ceiling spotlights and a radiator.

Kitchen 9' 4" x 8' 8" (2.84m x 2.64m)

The very well appointed kitchen has a window to the rear elevation and is fitted with a comprehensive range of base and wall units, with contrasting roll top work surfaces and tiled splash backs. There is a stainless steel sink and integrated appliances include an oven, ceramic hob with extractor hood above, slim-line dishwasher, fridge and freezer. In addition there is space and plumbing for a washing machine (the washing machine in situ is available by negotiation). The kitchen is complemented with a ceramic tiled floor, together with recessed ceiling spotlights, and also has a radiator. The central heating boiler is housed in the kitchen.

Lounge/Diner 15' 1" x 13' 5" (4.59m x 4.09m) (at widest points)

This excellent sized reception room has two windows to the rear elevation and is of sufficient size to comfortably accommodate both lounge and dining room furniture. The lounge/diner has two ceiling light points and a radiator.

Bedroom One 13' 3" x 8' 10" (4.04m x 2.69m)

A good sized double bedroom with a window to the front elevation. This bedroom has a range of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Two 9' 6" x 7' 6" (2.89m x 2.28m)

A good sized second bedroom, also with a window to the front elevation, a ceiling light point and a radiator.

Bathroom 8' 10" x 5' 1" (2.69m x 1.55m)

The well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic wall tiling and recessed ceiling spotlights. In addition there is a shaver's socket, an extractor fan and a radiator.

Outside

There is an allocated parking space, together with plenty of visitor parking.

Council Tax

The property is in Band A.

Tenure

The tenure of the property is leasehold on a 150 year lease from 1 January 2005. There is a current ground rent of approximately £116.20 paid twice yearly, and a current service charge of approximately £138.74 per month. The above information has been provided by the vendor and has not been verified by the agent.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007227 21 February 2025





TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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