

The Crossings, Newark NG24 1TY



A one bedroom first floor apartment situated a short distance from Newark town centre and Northgate Train Station. In addition to the double bedroom this property has an open plan living space and a well appointed bathroom. The property is double glazed and has an allocated parking space. Early viewing strongly recommended. **AVAILABLE FOR PURCHASE WITH NO CHAIN.**

Offers Over £90,000



Situation and Amenities

The property is situated on a highly sought after residential road a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door which is at ground level and exclusively for this apartment, this leads into the entrance hallway which has the staircase rising to the accommodation.

Entrance Hallway

The entrance hallway of the apartment has a window to the side elevation and provides access to all rooms. The hallway has two ceiling light points. In addition the airing cupboard is located in the hallway, and access to the roof space is also obtained from here.

OPEN PLAN LIVING ROOM/KITCHEN 20' 9" x 9' 5" (6.32m x 2.87m) (lounge and kitchen areas combined)

This excellent sized open plan reception room has dual aspect windows to the rear and side elevations, and French doors opening out onto a Juliette balcony.

Lounge Area 12' 6" x 9' 9" (3.81m x 2.97m)

The lounge area has two ceiling light points.

Kitchen Area 9' 9" x 7' 11" (2.97m x 2.41m)

The kitchen area 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, an integrated oven with ceramic hob and extractor hood above, an integrated washing machine and fridge. The kitchen area is complemented with ceramic tiled flooring and also has a ceiling light point.

Bedroom 12' 3" x 9' 9" (3.73m x 2.97m) (at its widest points)

This very good sized double bedroom has a window to the front elevation, a fitted double wardrobe and a ceiling light point.

Bathroom 9' 9" x 5' 7" (2.97m x 1.70m) (at its widest points)

The well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a shaver's socket, an extractor fan, a ceiling light point and a heated towel rail.

Outside

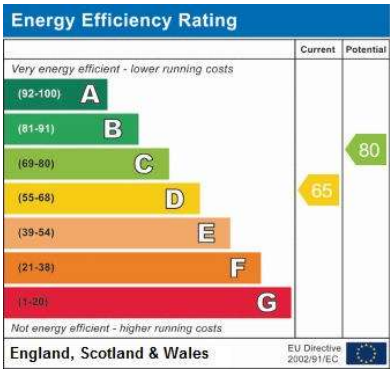
The property has an allocated parking space.

Tenure/Lease Information

The tenure of the property is leasehold on a 125 year lease from December 2007. We are at present awaiting the cost of the ground rent and maintenance charge.

Council Tax

The property is in Band A.



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.

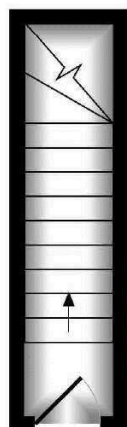
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

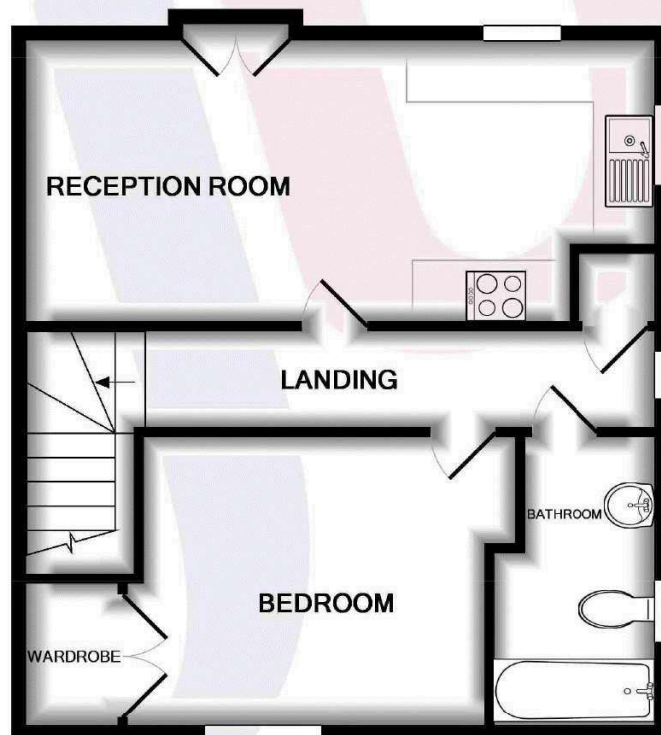
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007374 10 June 2025





GROUND FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 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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