

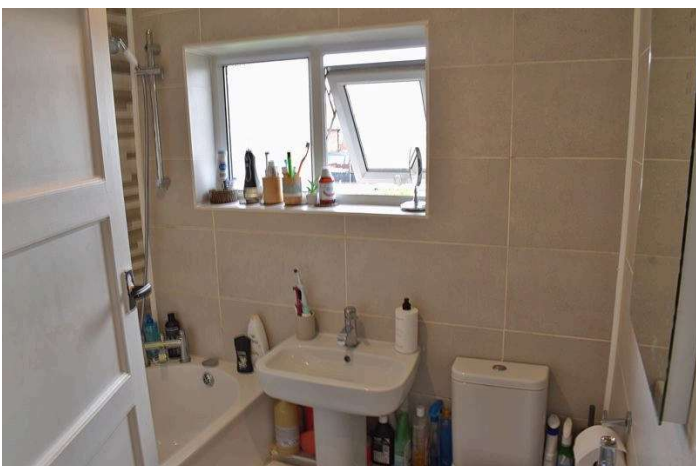
Meering Avenue, Newark NG24 2BL



GUIDE PRICE £125,000 to £130,000. Spacious four bedroom duplex apartment (approx. 1,000 sq. ft.) in a popular residential area. Features kitchen, hallway/dining area, large lounge, bathroom, and enclosed rear garden. Double glazed, gas central heating. Low annual charges — ideal for families or investors.

Guide Price £125,000 to £130,000





Situation and Amenities

The property is situated in a popular residential location. 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, this leads into:

Entrance Hall/Dining Area

The entrance hallway is 'L' shaped in design and provides a most useful and versatile space. The hallway has the staircase rising to the first floor and an opaque window to the front elevation.

Dining Area 9' 6" x 4' 7" (2.89m x 1.40m)

The dining area has laminate flooring, a ceiling light point and a radiator. An opening leads through to the kitchen.

Kitchen 8' 6" x 8' 0" (2.59m x 2.44m)

The kitchen has a window to the rear elevation and a door providing access out to the garden. The kitchen is fitted with a range of base units and has a one and a half bowl stainless steel sink, space for a free standing electric cooker and space and plumbing for a washing machine. There is a ceiling light point and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the entrance hallway to the first floor where the principle accommodation is located. The landing has a window to the side elevation, doors into all four bedrooms, the lounge and bathroom. The landing has two ceiling light points and a radiator. Access to the roof space is obtained from here.

Lounge 22' 11" x 11' 3" (6.98m x 3.43m)

This extraordinarily large reception room has dual aspect windows to the front and rear elevations, two ceiling light points and two radiators. The lounge also has laminate flooring and a picture rail.

Bedroom One 12' 0" x 10' 2" (3.65m x 3.10m)

An excellent sized double bedroom with a window to the front elevation, laminate flooring, a ceiling light point and a radiator.

Bedroom Two 9' 1" x 9' 0" (2.77m x 2.74m)

A double bedroom with a window to the rear elevation. This bedroom has a fitted storage cupboard, laminate flooring, a ceiling light point and a radiator.

Bedroom Three 10' 2" x 9' 6" (3.10m x 2.89m)

This excellent sized third bedroom is 'L' shaped in design and sits above the staircase. The bedroom has a window to the front elevation, laminate flooring, a ceiling light point and a radiator.

Bedroom Four 9' 1" x 9' 0" (2.77m x 2.74m)

A good sized fourth bedroom with a window to the rear elevation, a useful storage cupboard, laminate flooring and a ceiling light point.

Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

The bathroom has a high level window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with ceramic floor and wall tiling. In addition there is a ceiling light point and a heated towel rail.

Outside

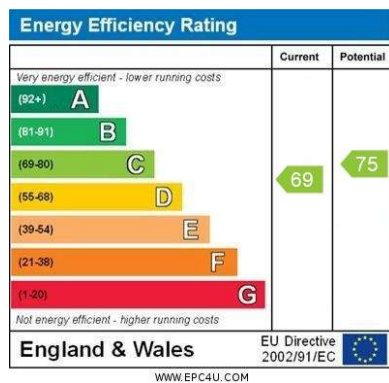
To the rear of the apartment is a fully enclosed garden which is laid primarily to lawn and bounded by low fencing and mature hedgerow. There is a raised decked area which provides an ideal outdoor seating space.

LEASE INFORMATION

The tenure of the property is leasehold on a 125 year lease from 16 June 1989. There is a current ground rent of £10.00 per annum and a current maintenance charge of approximately £250.00 per annum both payable to Newark & Sherwood District Council.

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.

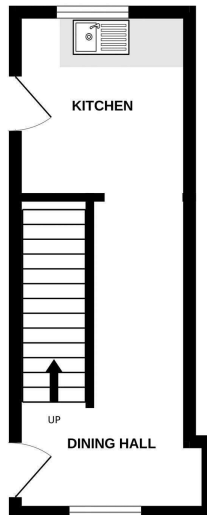
Services/Referral Fees

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: JMP Solicitors - £180.00 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. 00005669 14 January

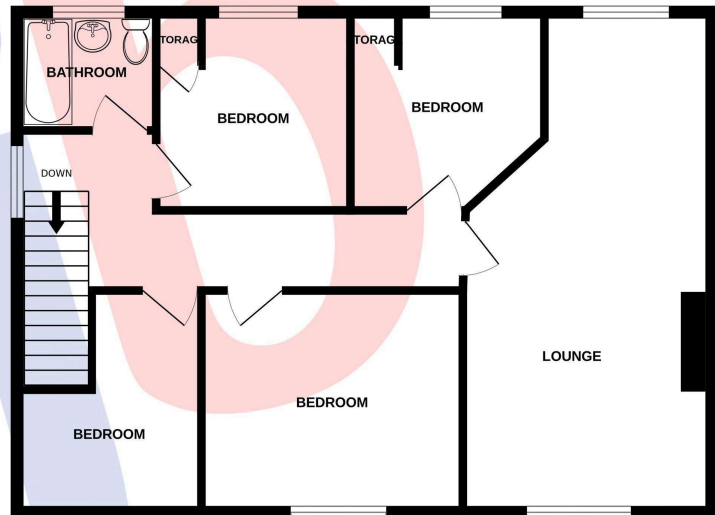
2026



GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

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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