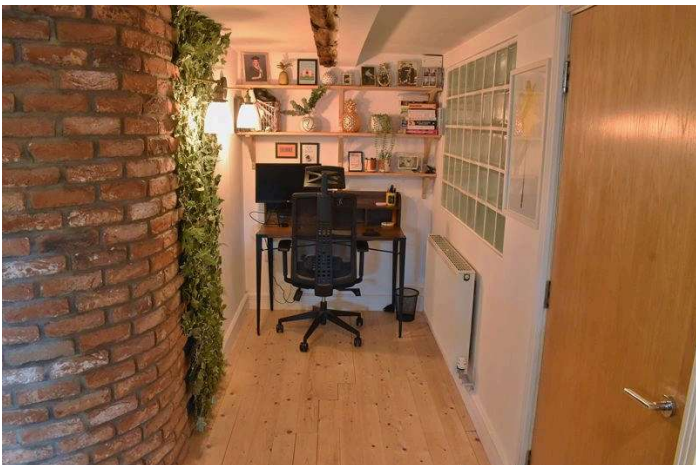


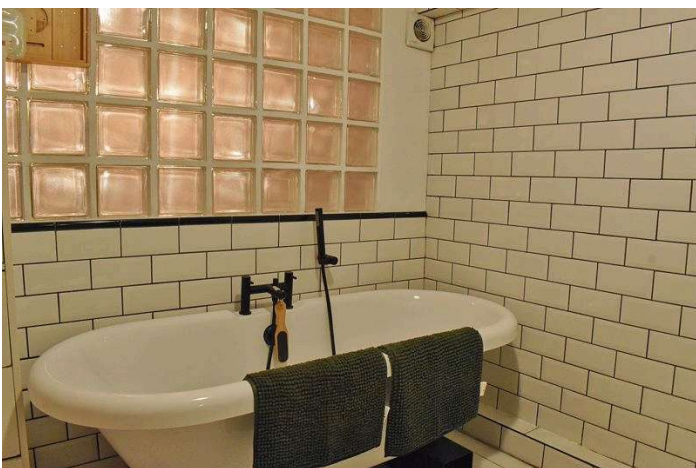
The Malthouse, Newark NG24 1LA



GUIDE PRICE £120,000 to £130,000. A truly unique second floor duplex apartment situated a short distance from Newark town centre and train stations. This fabulous apartment is full of character and charm and is deceptively spacious in design. The accommodation comprises an open plan kitchen/dining area, separate lounge, study area, double bedroom and bathroom. A spiral staircase leads to a mezzanine floor. There is an allocated parking space. The property is double glazed and has gas central heating.

Guide Price £120,000 to £130,000







Situation and Amenities

This New York style flat is situated a short distance from the town centre and Northgate railway station which 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor and doors providing access to the living accommodation and bathroom. Also accessed from the hallway is a utility cupboard which has space and plumbing for a washing machine. The hallway has two further storage cupboards, recessed ceiling spotlights and a radiator.

Kitchen/Diner 14' 7" x 14' 6" (4.44m x 4.42m)

This wonderful living space has a dual height vaulted ceiling with exposed roof trusses, and windows to the front and side elevations. Particular features are the spiral staircase leading from the centre to the mezzanine floor, and also the curved brick wall which sweeps around to the study/home office area. The kitchen area is fitted with an excellent range of base and wall units with granite work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with gas hob and extractor hood above, and an integrated dishwasher. In addition there is space for a vertical fridge/freezer. Also within the kitchen area is a small integrated breakfast bar. Glazed French doors lead through into the lounge. The room is of sufficient size to accommodate a large dining table together with occasional furniture and has stripped wooden floorboards, multiple wall light points and a radiator. The central heating boiler is located here.

Study/Home Office Area 7' 5" x 4' 11" (2.26m x 1.50m)

The home office area has the same flooring flowing through from the kitchen/diner, wall light points and a radiator. There is a feature glass brick wall between the study area and the bathroom.

Lounge 9' 2" x 8' 8" (2.79m x 2.64m)

This cosy lounge has a window to the side elevation, the same flooring flowing through from the kitchen/diner, recessed ceiling spotlights and a radiator. The glazed doors for the lounge can close off the space and the addition of a sofa bed make it a great multi purpose space.

Mezzanine Floor 11' 4" x 8' 10" (3.45m x 2.69m)

This area has restricted head height and is currently utilised as an additional seating area.

Bathroom 7' 7" x 7' 5" (2.31m x 2.26m)

The well appointed bathroom is fitted with a contemporary suite comprising a roll top bath with shower mixer tap attachment, vanity stand with wash hand basin on set and a WC. In addition there is a walk-in shower cubicle with mains shower fitted. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. As previously mentioned, there is a feature glass brick wall between this and the study area. In addition there is a ceiling light point and an extractor fan.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a useful storage cupboard and provides access through to the bedroom.

Bedroom 15' 1" x 11' 6" (4.59m x 3.50m) (plus eaves storage space)

This fabulous double bedroom has a Velux window to the front elevation and a lofty ceiling with exposed roof beams. The bedroom has purpose built storage space within the eaves, wall light points and two radiators.

Outside

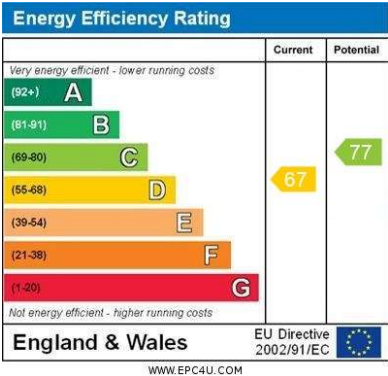
Outside is a balcony shared with the neighbouring apartment. There is an allocated parking space within the car park.

Lease Information

The tenure of the property is leasehold on a 999 year lease from 8/7/2008 with approximately 981 years remaining. There is an annual Service Charge payable of approximately £800.00. No Ground Rent.

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.

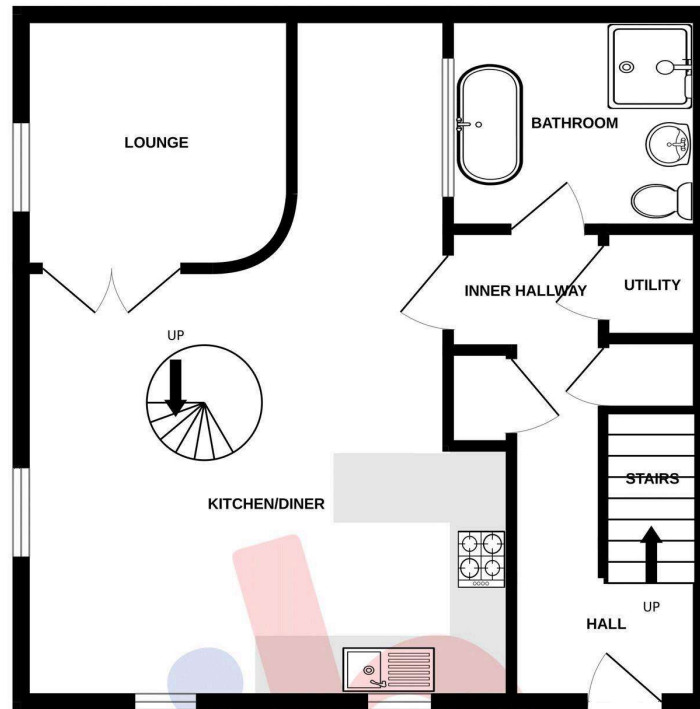
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

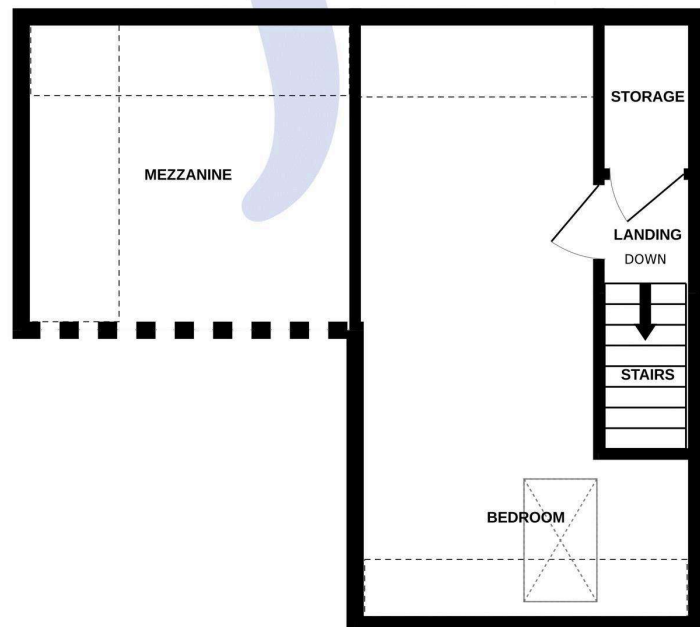
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007458 10 December 2025



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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