

## Nicholson's Wharf, Newark NG24 1FN



**GUIDE PRICE £120,000 to £130,000.** An immaculately presented apartment with balcony enjoying wonderful views of the River Trent. The lease has been extended and is 189 years from 25 November 1995. The property has a well proportioned lounge, fitted kitchen, two bedrooms and a shower room. There is an allocated parking space. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

**Guide Price £120,000 to £130,000**





## **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, gyms and golf courses.

## **Accommodation**

Entry to the building is via a secure door entry system, and upon entering the apartment this leads into:

### **Entrance Porch**

The entrance porch has a window to the front elevation and provides an excellent space for the storage of coats and shoes etc. The porch has light wood laminate flooring and this flows throughout the entire property. In addition there is a ceiling light point and a radiator. A door leads into the entrance hallway.

### **Entrance Hallway**

The hallway provides access to all rooms and has a useful storage cupboard and a ceiling light point. Access to the large boarded loft space is obtained from the hallway.

### **Lounge 12' 10" x 10' 7" (3.91m x 3.22m)**

This excellent sized and nicely proportioned reception room has sliding patio doors leading out onto the balcony where fabulous views across the River Trent and Newark town centre can be enjoyed. The lounge has a ceiling light point and a vertical radiator.

### **Kitchen 12' 10" x 7' 1" (3.91m x 2.16m)**

The kitchen has a high level window to the rear elevation and is fitted with an excellent range of base and wall units, including display cabinets, with roll top work surfaces and tiled splash backs. There is a stainless steel sink and integrated appliances include an oven with ceramic hob and extractor hood above, dishwasher, microwave, washing machine, tumble dryer a vertical fridge/freezer. The kitchen has a ceiling light point and an extractor fan. The central heating boiler is located in the kitchen.

### **Shower Room 6' 10" x 6' 2" (2.08m x 1.88m)**

The well appointed shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with part ceramic wall tiling and also has an extractor fan, a ceiling light point and a heated towel rail.

### **Bedroom One 11' 0" x 10' 4" (3.35m x 3.15m)**

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

### **Bedroom Two 12' 11" x 7' 2" (3.93m x 2.18m) (including door recess)**

Bedroom two has a window to the rear elevation overlooking the river, twin fitted double wardrobes, a ceiling light point and a radiator.

## **Outside**

The property has one allocated parking space.

## **Lease Information**

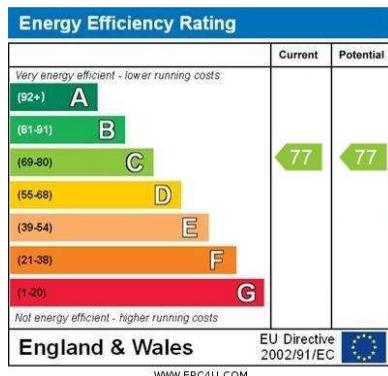
The tenure of the property is leasehold. The Term is 189 years from and including 25 November 1995. The current service charge and ground rent combined are approximately £139.00 per month.

## **Council Tax**

The property is in Band A.

## **Permission for a future leaseholder to have a pet in the flat**

We have been informed that prospective purchasers can keep certain pets at the property, subject to conditions. This includes: Cats. Dogs - Permission will NOT be granted for Weapon dogs and dogs specified in the Dangerous Dogs Act 1991 (amended 2023). The following types of dog are defined under the Act as a dangerous dog: Pit Bull Terrier, Dogo Argentino, Fila Brazileiro, Japanese Tosa and XL Bully. Any cross breeds of these four breeds are also not permitted. Up to date information on banned breeds can be obtained from the DEFRA website. Customers should complete a pet application form seeking permission before getting a pet or assistance dog to allow the NCHA to keep a record of animals which are being kept at the property. Assistance dogs would automatically be granted permission upon completion of the relevant checks. The full Pet Policy is available on request from Jon Brambles Estate Agents.



### 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.

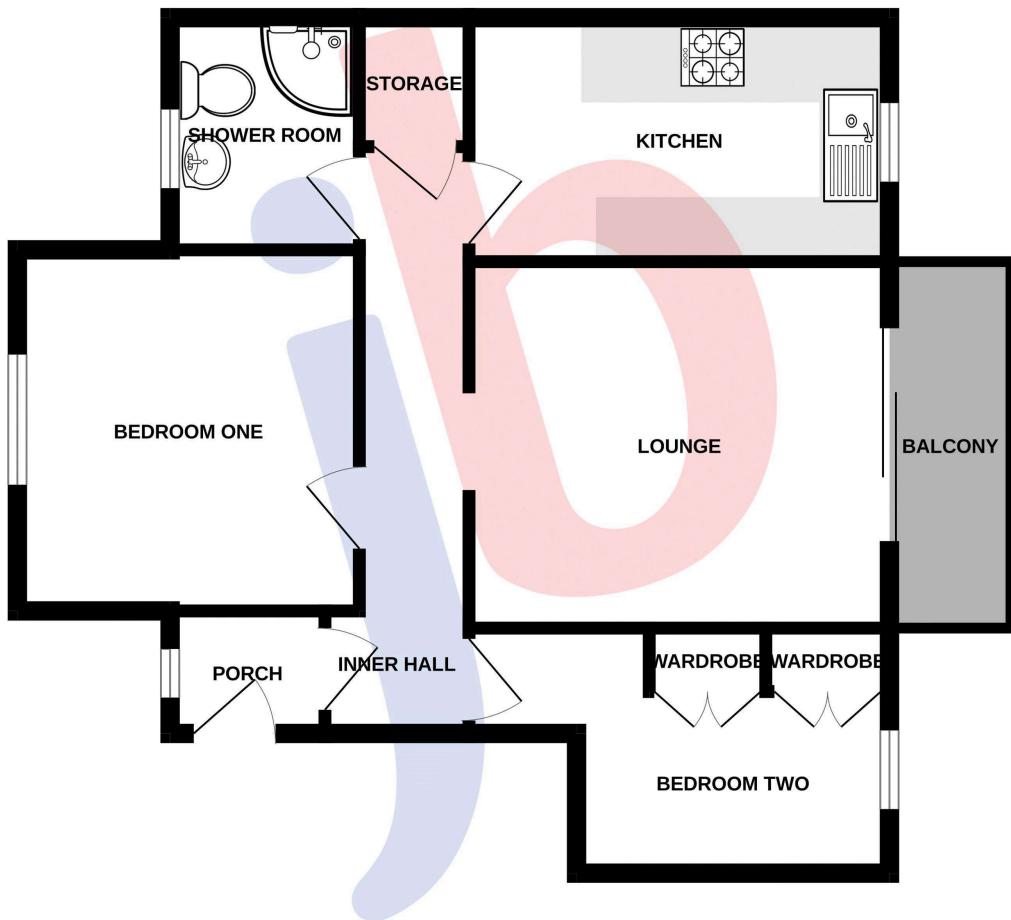
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **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. 00007446 23 January 2026



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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 the guidance 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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