



14B Chain Lane, Newark , Nottinghamshire NG24 1AU  
£129,950







Occupying the second floor of this period building, this truly impressive apartment will undoubtedly appeal to a variety of potential buyers.

The accommodation boasts an exceptionally well proportioned living space briefly comprising: galleried landing, spacious lounge/dining room with front aspect and views over Newark Market Place, dining kitchen with built-in oven, hob and extractor, two double bedrooms (master with ensuite shower room/w.c.) and bathroom/w.c.

The property also benefits from a gas fired central heating system and is offered with NO UPWARD CHAIN.

#### **Entrance Door**

Positioned towards the Market Place and leading through to a communal entrance lobby with Minton-style flooring. A further secure glazed door gives access to:

#### **Communal Entrance Hall**

With stairs to first floor accommodation.

#### **Communal First Floor Landing**

The glazed door to the apartment is positioned to the far end of the landing and leads up a staircase to:

#### **The Apartment - 14B**

#### **Galleried Landing**

Having built-in storage cupboard with plumbing for washing machine and window to side.

#### **Impressive Lounge/Dining Room**

19'7" x 17'9" (5.97m x 5.41m )

A spacious reception room enjoying fabulous views over Newark Market Place and having a feature period fire surround with tiled insert and hearth, wall light points, understairs storage cupboard and further useful store cupboard, two sash windows with fitted shutters and two radiators.

#### **Dining Kitchen**

12'6" x 11'4" (into alcove) (3.81m x 3.45m (into alcove))

A lovely kitchen which has been fitted with a range of cream Shaker-style base cupboard units with hardwood worksurfaces over and inset single drainer stainless steel sink unit. Also having built-in electric oven with ceramic hob and stainless steel extractor canopy over, space for fridge freezer, wall mounted gas central heating boiler concealed in a co-ordinating wall cupboard unit, ceramic tiled floor, inset ceiling spotlights and kick-board electric heater.

#### **Master Bedroom**

13'10" x 12'6" (4.22m x 3.81m )

A double room with exposed roof beams, window to side elevation and radiator. Door to:

#### **Ensuite Shower Room/WC**

7'4" x 5'11" (2.24m x 1.80m)

Having been fitted with a white suite comprising quadrant shower enclosure

with fitted shower and sliding doors, low flush w.c., pedestal wash basin, window to side elevation, ceramic tiled flooring and heated towel rail.

#### **Bedroom Two**

12'4" x 10'10" (3.76m x 3.30m)

With range of built-in wardrobes along one wall, window to side elevation, radiator.

#### **Bathroom/WC**

7'6" x 7'2" (2.29m x 2.18m)

Having been fitted with a white suite comprising panelled bath with shower and screen over, pedestal wash basin, low flush w.c., ceramic floor tiling, partial ceramic wall tiling, window to side elevation and heated towel rail.

#### **TERMS AND CONDITIONS**

For our full Terms and Conditions visit [www.gascoines.co](http://www.gascoines.co)

#### **MEASUREMENTS**

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

#### **OUTGOINGS**

Council Tax Band A

£100 per annum ground rent. Communal area maintained.

£100 per calendar month for service charge at present.

#### **TENURE**

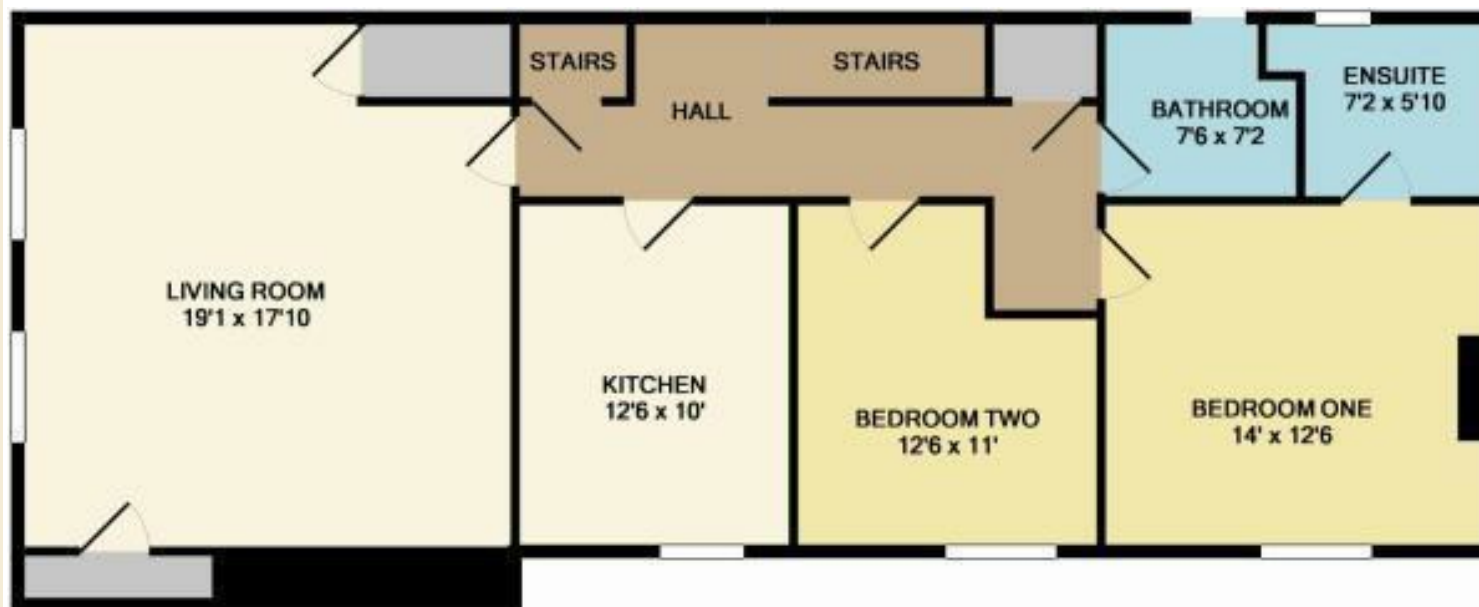
Leasehold on a 125 year lease with 123 years remaining.

#### **THE CONSUMER PROTECTION FROM UNFAIR TRADING (2008)**

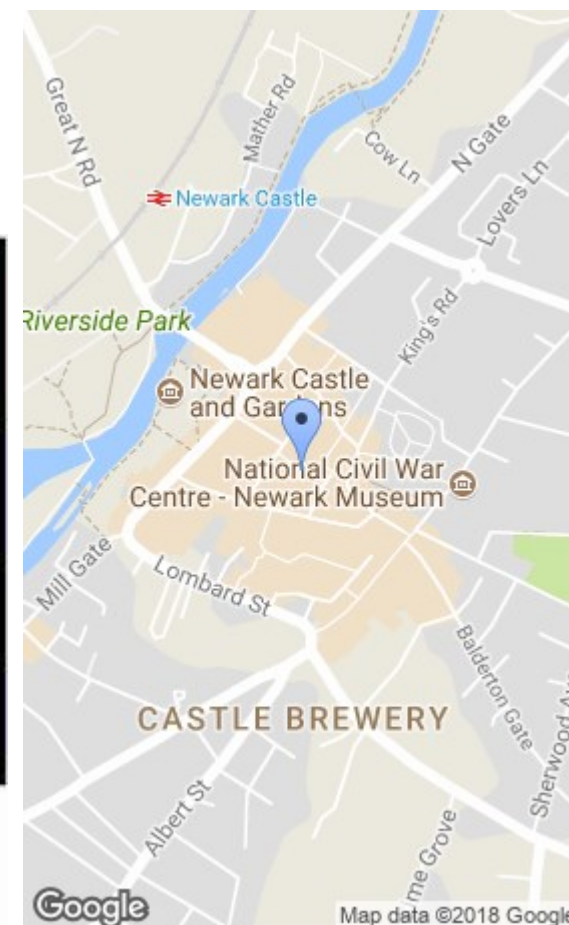
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TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 67        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |