



The Courtyard, Castle Brewery, Newark, NG24 4FF

welcome to

The Courtyard, Castle Brewery, Newark

NO ONWARD CHAIN! A chance to purchase this one bedroom second floor apartment, for vacant possession. The property features living space, kitchen, one double bedroom and bathroom. Externally the property benefits from a communal parking area. Call now to book your viewing!



Entrance Hall

Access into the building is via a secure phone entry system.

Kitchen

8' 6" x 6' 10" (2.59m x 2.08m)

Part tiled kitchen with a range of wall and base units, integrated fridge freezer, stainless steel sink and drainer, electric oven with gas hob and extractor, space for dishwasher and radiator.

Lounge

20' 5" x 11' 7" (6.22m x 3.53m)

Two radiators, double glazed uPVC door to Juliet Balcony and storage cupboard housing boiler.

Bedroom One

13' 7" x 10' (4.14m x 3.05m)

Radiator and uPVC skylight.

Bathroom

Low level wc, wash hand basin, bath with mixer tap and shower over, shaver point, radiator and storage cupboard.

Parking

Communal Parking area available.

Public Notice

PUBLIC NOTICE: 69 THE COURTYARD, CASTLE BREWERY NG24 4FF

We are acting in the sale of the above property and have received an offer of £83,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Courtyard, Castle Brewery, Newark

- INVESTMENT OPPORTUNITY!
- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- GATED COMMUNITY
- TOWN CENTRE LOCATION

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105224 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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