



**The Courtyard, Castle Brewery, Newark, NG24 4FF**

**welcome to**

**The Courtyard, Castle Brewery, Newark**

PUBLIC NOTICE We are acting in the sale of the above property and have received an offer of £82,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.



### Entrance Hall

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

### Kitchen

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

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

### Lounge

20' 4" x 11' 5" ( 6.20m x 3.48m )

Two radiators and double glazed uPVC door to Juliet Balcony.

### Bedroom One

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

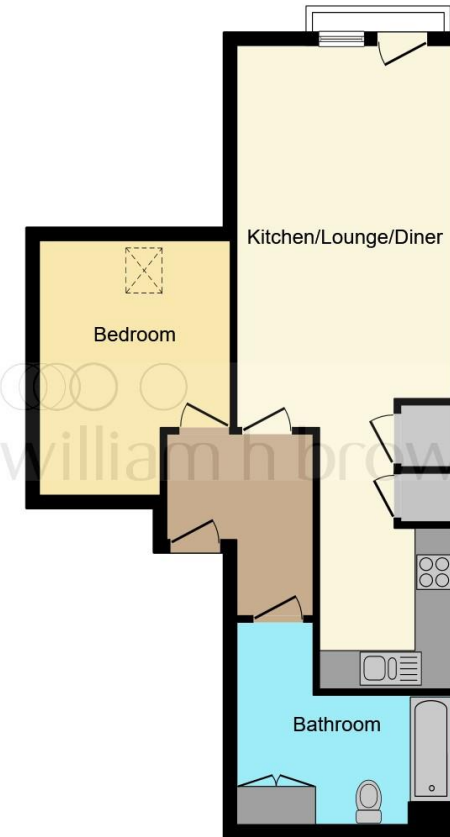
Radiator and uPVC skylight.

### Bathroom

Part tiled bathroom comprising of a low level wc, wash hand basin, bath with mixer tap and shower over, shaver point, radiator and storage cupboard.

### Parking

Communal Parking area available.



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](http://www.focalagent.com)



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## The Courtyard Castle Brewery, Newark

- NO ONWARD CHAIN
- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- GATED COMMUNITY
- INVESTMENT OPPORTUNITY

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 19 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105229 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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