

The Offices, Castle Brewery, Newark, NG24 4AF

# welcome to

# **The Offices, Castle Brewery, Newark**

\*\* MORE PHOTOS COMING SOON \*\* NO ONWARD CHAIN! William H Brown are pleased to present this well presented TWO bedroom first floor apartment ideally situated close to the town centre with fantastic amenities.



#### **Entrance Hall**

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

## **Living Room**

18' 7" x 14' 8" ( 5.66m x 4.47m )

Two radiators, single glazed window with secondary glazing and two single glazed sash windows.

### Kitchen

9' 11" x 8' 5" ( 3.02m x 2.57m )

A range of low and eye level units with gas hob, oven, integrated fridge/freezer, stainless steel sink and drainer, integrated dishwasher and plumbing for washing machine. Single glazed sash window to the rear,

### **Bedroom One**

12' 7" x 12' (3.84m x 3.66m)

Radiator and two single glazed sash windows to the front.

### **En-Suite Bathroom**

Part tiled en-suite bathroom with WC and Wash hand basin.

#### **Bedroom Two**

12' 7" x 8' 1" ( 3.84m x 2.46m )

Radiator and two single glazed windows with secondary glazing to the front.

#### **Bathroom**

Part tiled three piece bathroom with WC, Wash hand basin, Radiator and Bath with shower over.

## **Parking**

Gated parking with one allocated space and visitor communal parking area available.





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# The Offices, Castle Brewery, Newark

- NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN WITH INTEGRATED WHITE GOODS
- GATED COMMUNITY

Tenure: Leasehold EPC Rating: Awaited

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.

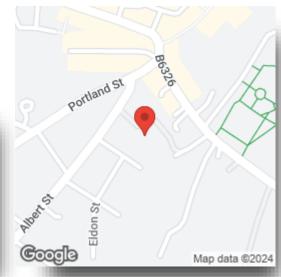
£180,000

# view this property online williamhbrown.co.uk/Property/NWK105294



Property Ref: NWK105294 - 0002 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.

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.



Please note the marker reflects the postcode not the actual property





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