



**Portland Court, Newark, NG24 4XQ**

**welcome to**

**Portland Court, Newark**

**\*\* MUST BE VIEWED! \*\*** This two bedroom first floor apartment is ideally located in Newark town centre with access to great local amenities, train stations and schools.



### **Communal Hallway**

Leading into the communal hallway with stairs rising to the first floor apartments.

### **Entrance Hall**

Opening into the entrance hall with large storage cupboard and access to both bedrooms, family bathroom, kitchen and lounge/diner.

### **Lounge/Diner**

12' 7" x 11' 11" max ( 3.84m x 3.63m max )

A spacious lounge/diner with double glazed window to the front, radiator and gas fire.

### **Kitchen**

5' 5" x 8' 8" ( 1.65m x 2.64m )

A range of low and eye level units with part tiled walls, electric cooker, stainless steel sink and drainer, plumbing for washing machine and space for undercounter fridge/freezer. In addition, the kitchen benefits from a radiator and double glazed window to the front.

### **Bedroom One**

12' x 8' 11" ( 3.66m x 2.72m )

A spacious DOUBLE bedroom with double glazed window to the rear, radiator and electric heater.

### **Bedroom Two**

8' 10" x 8' 11" ( 2.69m x 2.72m )

A good sized second bedroom with double glazed window to the rear and radiator.

### **Family Bathroom**

A three piece family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, radiator and obscured double glazed window to the rear.

### **Outside**

Externally the property offers communal gardens and on street permit parking.

### **Agent Note**

A new gas central heating boiler was fitted in 2021 with a 12 year guarantee. New radiators were installed in 2022. Fibre Optic Cable has also been installed.



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)

welcome to

## Portland Court, Newark

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- KITCHEN
- LOUNGE/DINER
- THREE PIECE FAMILY BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 850.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1985. 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

**view this property online** [williamhbrown.co.uk/Property/NWK105787](http://williamhbrown.co.uk/Property/NWK105787)



Property Ref:  
NWK105787 - 0005

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.



william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**