



**Lombard House, Lombard Street, Newark, NG24 1XG**



***welcome to***

**Lombard House, Lombard Street, Newark**

**\*\* GUIDE PRICE £85,000 - £90,000 \*\*** This modern one bedroom apartment is ideally located in the town centre with fantastic access to the bus station, supermarkets and train station. Briefly comprising of communal entrance, open plan kitchen/diner/lounge, bedroom and three piece family bathroom.



### **Communal Entrance**

Communal entrance with intercom and secure entry.

### **Hallway**

Leading through it's own front door with entrance hallway with access to a storage cupboard and into the open plan living space, bedroom and bathroom.

### **Kitchen/Diner/Lounge**

17' 10" x 11' 3" ( 5.44m x 3.43m )

A modern fitted kitchen with part tiled walls, low and eye level units, electric hob, extractor, oven, stainless steel sink and drainer, integrated fridge/freezer and plumbing for washing machine. In addition, the lounge/diner area offers two double glazed windows to the front and electric heater.

### **Bedroom One**

11' 3" max x 11' 4" ( 3.43m max x 3.45m )

A spacious DOUBLE bedroom with two double glazed windows to the front and electric heater.

### **Bathroom**

A modern three piece bathroom with WC, wash hand basin, bath with mermaid board and shower over. There is also a storage cupboard and electric heater.

### **Outside**

The property is ideally located off Lombard Street with easy access to the bus station, supermarket and local amenities. The property doesn't have access to allocated parking.



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## Lombard House Lombard Street, Newark

- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- IDEAL INVESTMENT OPPORTUNITY
- WELL PRESENTED
- OPEN PLAN KITCHEN/DINER/LOUNGE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£85,000 - £90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105868 - 0002

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