

Barrowsgate, Newark, Notts NG24 2FY



Asking Price £107,000 Leasehold



**** Investors Only****

This two bedroom apartment is on the first floor in one of the three blocks on the site, with a secure entrance to the communal hallway with stairs leading to the floor, this apartment is surprising large inside with a lounge with double windows, galley kitchen, with the space for a washer dryer, and built in oven and hob. Two double bedrooms with a generous bathroom with shower.

Allocated parking space and plenty of visitor parking slots.

This apartment is being sold with the current tenants in situ, who are currently paying a rent of £485pcm.

This is a leasehold property with 132 years remaining.

Viewing recommended

Communal Entrance

Enter through a secure entrance with numbered letterboxes, following the stairs to the first floor.

Entrance Hallway

3'10" x 3'1"

Enter the apartment into a small hallway with the electric fuse box and space for hanging coats, ceiling light fitting. Through the door in to the hallway

Hallway

Spacious with doors leading off, useful storage cupboard, secure entry phone heating thermostat, radiator and ceiling light fitting

Kitchen

9'4" x 8'7"

Galley style kitchen with front double glazed window, range of wall and base units and roll edge worktop. Built in oven and gas hob, stainless steel sink and drainer, space and plumbing for a washing machine and space for a free standing fridge freezer. Vinyl flooring and ceiling light fitting

Lounge

15'0" x 13'5" m (at widest point)

Spacious lounge with front aspect two double glazed windows allowing plenty of light in the room. Carpet flooring, radiator and ceiling light fitting, and TV point.

Bedroom 1

13'1" x 8'9"

Large double room with double glazed window. Carpet flooring radiator and ceiling light fitting.

Bedroom 2

9'5" x 7'5"

Smaller room but still double, double glazed window, carpet flooring, ceiling light fitting and radiator

Bathroom

8'11" x 5'1"

White three piece bathroom suite consisting of a white low level cistern WC, hand basin and bath with mains shower over, rear aspect double glazed opaque window, part-tiled walls and vinyl flooring.

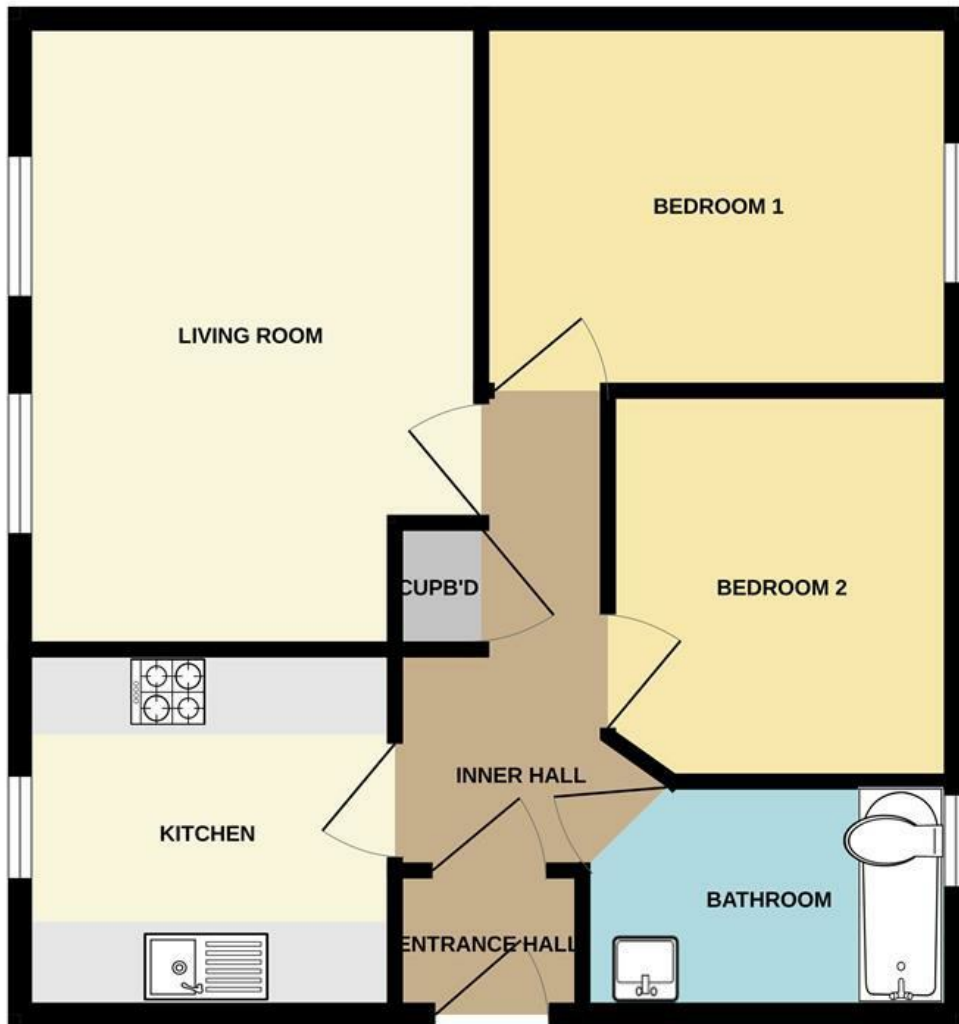
Outside

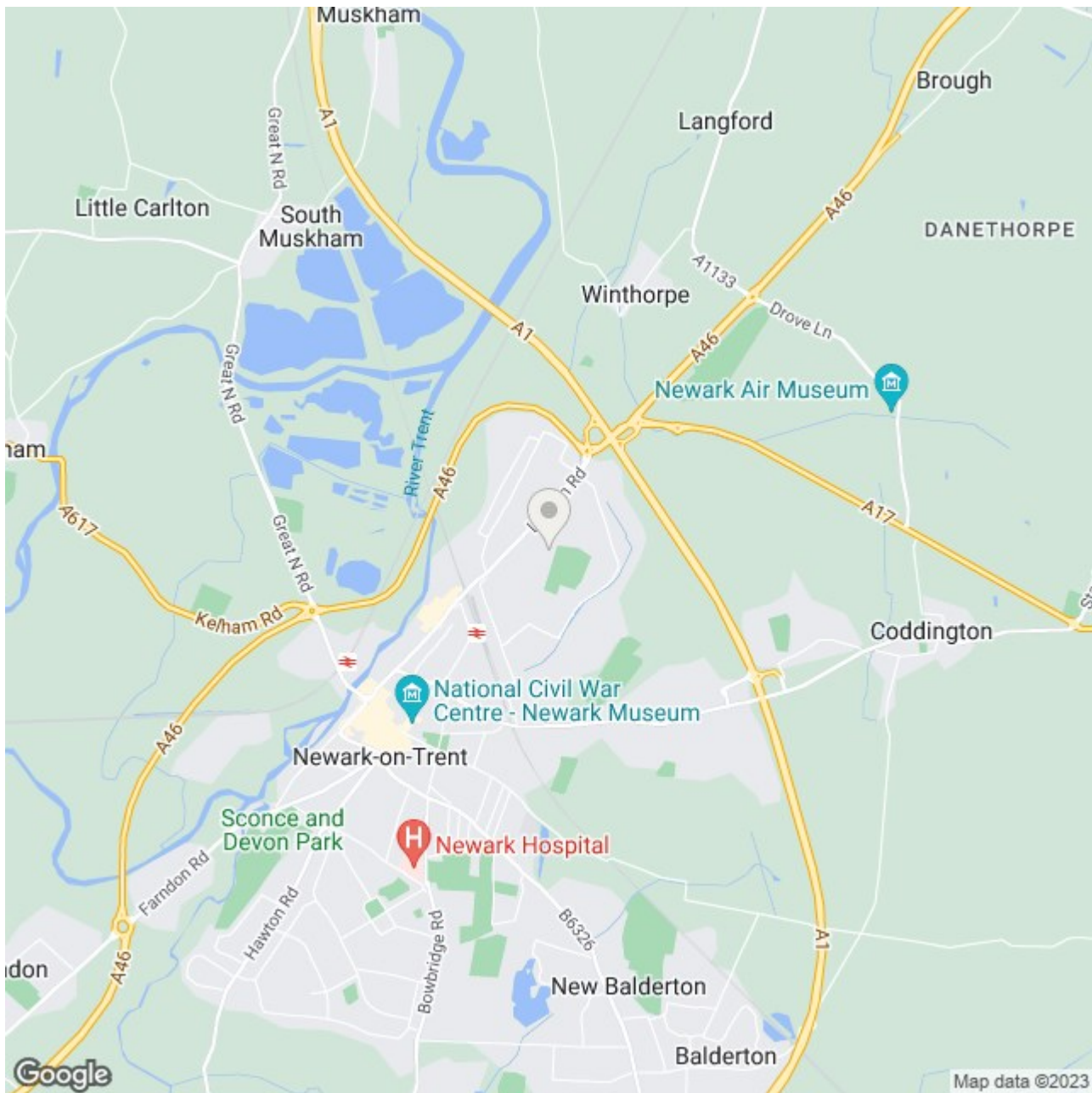
The apartment has an allocated number parking space, and there is available visitors parking, and bin stores.

Lease Information

The tenure for the property is 150 year lease from 01/01/2005 with 132 years remaining. Current ground rent is approximately £90 twice yearly and Service charge is approximately £1400.00. This information has been provided by the vendor and has not been verified.

GROUND FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	84	86
England & Wales	EU Directive 2002/91/EC	