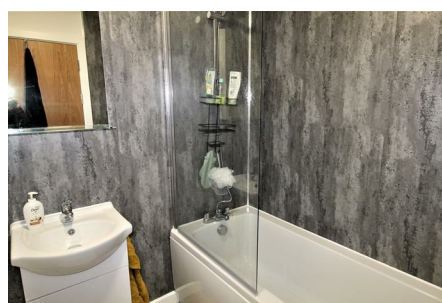


Lombard Street, Newark, NG24 1XG



Asking Price £95,000 Leasehold



*** Investment Property***

This is a one bed apartment converted in 2021 from the former Job Centre, in the heart of Newark on Trent. The apartment is on the top floor of this three storey building, and they have been built to a high standard with quality finishes. From the apartment entrance into a small hallway with a cupboard housing the hot water tank, there is an open plan lounge and kitchen with a space for a washing machine. There is a double bedroom and bathroom with shower over. Entrance into the building via a secure entrance and lockable post boxes. There is no parking with the property, The current tenant pays £625 rent, providing a current yield of 7.9%

Entrance Hall

Enter from the communal hallway, Secure entry system, ceiling light fitting, and fitted carpet. Storage cupboard housing the hot water tank and electric meter.

Living Space

From the hallway into the kitchen area with wall and base units with built in fridge freezer and space for a washing machine, stainless steel sink and drainer, built in under counter oven with ceramic hob, and stainless steel cooker hood, vinyl flooring. Into the lounge/ dining area are double glazed windows with vertical blinds, carpet flooring down lights, and electric panel heaters

Bedroom

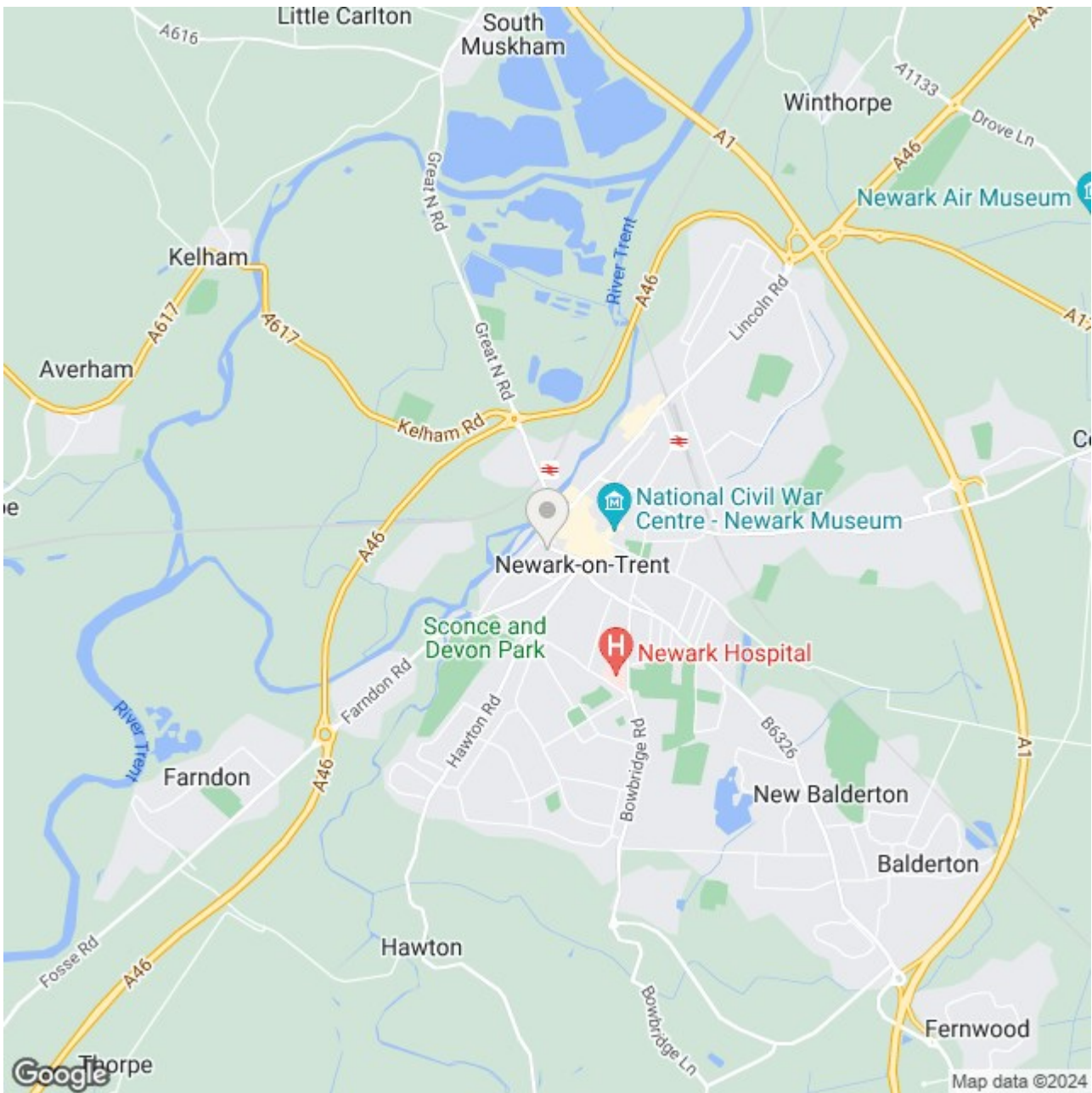
Double room with two double glazed windows, wall mounted electric panel heaters

Bathroom

White suite made up with a WC, basin with built in vanity cupboard, bath with mains shower over, and glass shower screen, grey Mermaid boards on the wall and vinyl flooring. Mirrored bathroom cabinet.

Outside

Enter via a secure entrance area into the communal hall and stair wells, with lockable post boxes.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	