



# Buttercross Estates

## Queens Head Court, Newark



A unique opportunity to own a beautiful character property in the heart of Newark On Trent.

### Retail & Apartment

### £250,000

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**Video Tour**



01636 343014



hello@buttercrossestates.com



[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN



# SUMMARY

A unique opportunity to own a beautiful character property in the heart of Newark On Trent. This property would be ideal for investment as potential Airbnb or simply for an owner occupier looking to be in a central location.

The property consists of a retail unit currently let out as a bookshop along with a one bedroom apartment on the first floor. The apartment has a separate entrance and even lift access from the ground floor. The apartment was completely remodeled in 2018 and spans over 780 sq ft and has internal wall insulation and secondary glazing to enhance thermal and acoustic performance.

## THE AREA

Located just off Newark Market Square this property is in prime position for those that enjoy town centre living and convenience quite literally on your doorstep.

## THE PROPERTY

### Ground Floor

**Retail Space (10.54m x 5.11m)** - Currently let with 3 years left as a book shop.

**Staff Store (3.89m x 2.18m)** - Store, kitchen and toilet for staff.

**Apartment Entrance Hall (1.89m x 1.89m)** - Accessed via the side entrance the entrance hall has storage for the waste bins.

**Office (3.45m x 2.35m)** - A ground floor room with large bay window which would make an ideal office. Lift access to the first floor and also stairs to the first floor.



### First Floor

**Utility (2.63m x 1.15m)** - Arriving via the stairs you pass the combined WC & utility space housing the washing machine, toilet and sink.

**Bedroom One (4.40m x 2.90m)** - The large double bedroom has built in wardrobes with a door leading to the wetroom. The lift access is from the bedroom.

**Wetroom (2.37m x 1.65m)** - The wetroom is fully tiled with a toilet, sink and mixer shower. There is a cupboard housing the combi boiler.

**Living Room (5.08m x 3.48m)** - Heading down the hallway you reach the living room which is a great size with glazed double doors into the kitchen giving it lots of natural light.

**Kitchen (5.11m x 3.31m)** - The generous kitchen has dual aspect windows and a range of store cupboards. You have a built in dishwasher, oven and gas hob. There is also space for a fridge freezer plus ample room for your dining table.

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/queens-head-court-newark-2/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=SPVutSC17iS>

## VIDEO TOUR

<https://www.facebook.com/ButtercrossEstates/videos/383350422993910>



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**PeterM**



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

**Heather V**



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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