



Speedwell Close, Newark

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OLIVER REILLY 



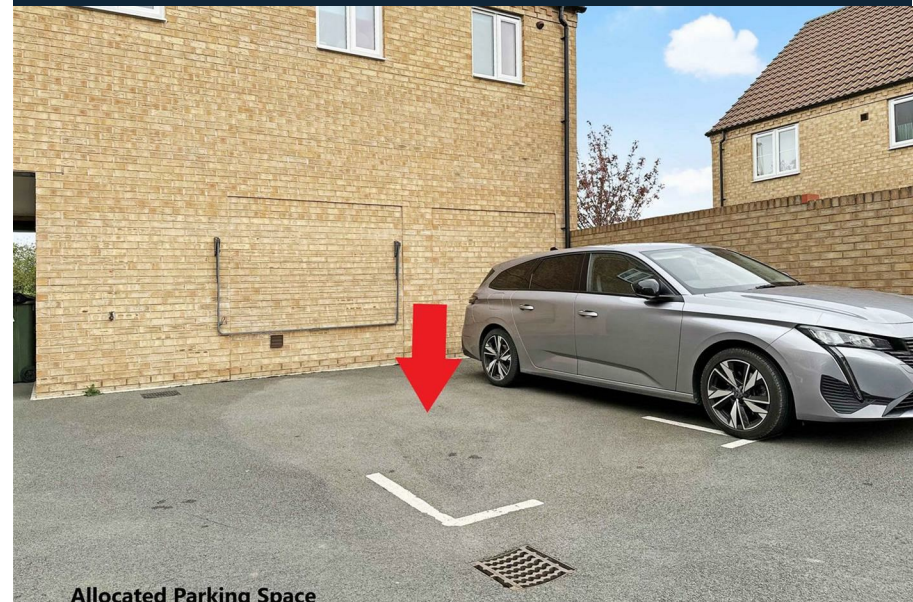
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Speedwell Close, Newark

- SUPERB COACH HOUSE APARTMENT
- POPULAR LOCATION. CLOSE TO AMENITIES
- MODERN KITCHEN, BATHROOM & EN-SUITE
- EASE OF ACCESS ONTO A1/A46
- uPVC Double Glazing & Gas Central Heating
- TWO BEDROOMS WITH FITTED WARDROBES
- SUPERB LIVING SPACE
- INTEGRAL GARAGE & PARKING SPACE
- EXCELLENT CONTEMPORARY CONDITION
- NO CHAIN! Tenure: Leasehold EPC: 'C' (79)

Guide Price £150,000 - £160,000



Allocated Parking Space

Guide Price: £150,000 - £160,000. LIFESTYLE LIVING AT ITS FINEST...!

This cracking two bedroom contemporary coach house apartment is a SUPERB MODERN GEM! Oozing style & sophistication from the outset. The property is situated in a renowned residential location. Allowing ease of access onto the A1, A46 and to Newark Town Centre. This marvellous home lends itself as a picture-perfect first time, investment purchase or suitable downsize. Setup for an ideal and secure bolt-hole. The apartment is presented to an exceptionally high-standard and simply **MUST BE VIEWED!** In order to be fully appreciated. The well-appointed internal accommodation spans in excess of 800 square/ft. Comprising: Entrance hall, with stairs rising to the first floor apartment. Hosting a large landing space, a sizeable lounge/diner, open-plan to a modern fitted kitchen. Two well-proportioned bedrooms. Both hosting **EXTENSIVE FITTED WARDROBES**. There is a well-maintained bathroom and en-suite shower room, accessed from the master bedroom. Externally, the apartment hosts an allocated parking space to the rear, integrated external store and a useful **INTEGRAL GARAGE**. Providing power, lighting and an electric garage door. Further benefits of this fabulous, low-maintenance home include uPVC double glazing throughout, a high energy efficiency rating (EPC: C), and gas central heating, via a combination boiler. You don't need to touch a thing here! The only thing that's missing... **IS YOU!** Marketed with **NO ONWARD CHAIN!**

ENTRANCE HALL: 5'2 x 3'3 (1.57m x 0.99m)

Accessed via a part obscure uPVC double glazed front entrance door. Providing laminate flooring, carpeted stairs rising to the first floor apartment. A ceiling light fitting, smoke alarm, single panel radiator and access to the electrical RCD consumer unit.

FIRST FLOOR LANDING: 14'3 x 9'3 (4.34m x 2.82m)

Well proportioned. Accessed via the carpeted stairs from the ground floor, with an open spindle balustrade and hand rail. With laminate flooring, ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator, central heating thermostat. uPVC double glazed window to the rear elevation. Access into both bedrooms, bathroom and the open-plan lounge/diner. Max measurements provided.

LOUNGE/DINER: 17'3 x 11'0 (5.26m x 3.35m)

A generous living space, with laminate flooring, two ceiling light fittings, two double panel radiators, a TV/telephone point, wall mounted electric fire, a large walk in storage cupboard with ceiling light fitting and shelving. Two uPVC double glazed windows to the front elevation. Open access through to the kitchen area.

KITCHEN: 13'4 x 5'7 (4.06m x 1.70m)

Of contemporary design, with continuation of the laminate flooring. Providing a range of fitted wall and base units with laminate roll top work surfaces over and up stands. Inset sink with chrome mixer tap and drainer. Integrated 'ELECTROLUX' oven with a four ring ceramic hob, blue glass splash back and stainless steel extractor hood above. Provision for a free standing fridge freezer and plumbing/provision for a washing machine. Access to the concealed ideal gas combination boiler, ceiling light fitting, smoke alarm. Two uPVC double glazed windows to the rear elevation.

MASTER BEDROOM: 12'7 x 9'7 (3.84m x 2.92m)

A delightful double bedroom, with laminate flooring, a ceiling light fitting, single panel radiator and extensive fitted wardrobes with mirrored glass sliding doors. uPVC double glazed windows to the front elevation. Access into the en-suite shower room.

EN-SUITE: 6'9 x 4'0 (2.06m x 1.22m)

Of stylish modern design. Providing tile-effect vinyl flooring. A fitted shower cubical with mains shower facility, a low level W.C, a pedestal wash hand basin with chrome taps and partial tiled splash backs. Glass shelf, a large chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed windows to the rear elevation.

BEDROOM TWO: 10'5 x 7'5 (3.18m x 2.26m)

A deceptive and well proportioned bedroom. Providing laminate flooring, a ceiling light fitting, single panel radiator, extensive fitted wardrobes with sliding doors. uPVC double glazed windows to the front elevation.



**BATHROOM:**

6'8 x 5'6 (2.03m x 1.68m)

Of well maintained contemporary design. Providing tile effect vinyl flooring, a panelled bath with chrome taps an electric shower facility with floor to ceiling modern tiled splash backs and a clear glass shower screen. A low-level W.C, Pedestal wash hand basin with chrome taps and tiled splash back. Chrome heated towel rail, glass shelf, ceiling light fitting, extractor fan and an obscure uPVC double glazed windows to the rear elevation.

INTEGRAL SINGLE GARAGE:

17'5 x 8'0 (5.31m x 2.44m)

Access via an electric up/over garage door. Providing power and lighting.

INTEGRAL STORE:

9'7 x 3'4 (2.92m x 1.02m)

Externally accessed from under the coach house. Providing excellent storage space with a ceiling light fitting.

ALLOCATED PARKING SPACE:

The apartment provides a allocated parking space located to the rear of the building. Identified by a marked out number '4'. This is accessed under the coach house, with an external cold water tap facility adjacent to the space.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 824 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Leasehold. Sold with vacant possession.**Lease Information:**

Management Company: Residential Management Group (RMG)

Length Of Lease: 999 years from 1 January 2015.

Years Remaining: 990 Years.

Current Ground Rent: £150 per annum

Current Service Charge: £165 per annum. This does not include buildings insurance.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'C' (79)****Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

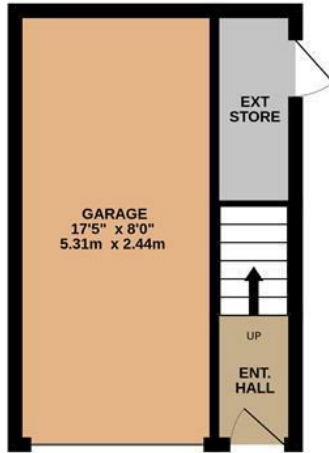
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



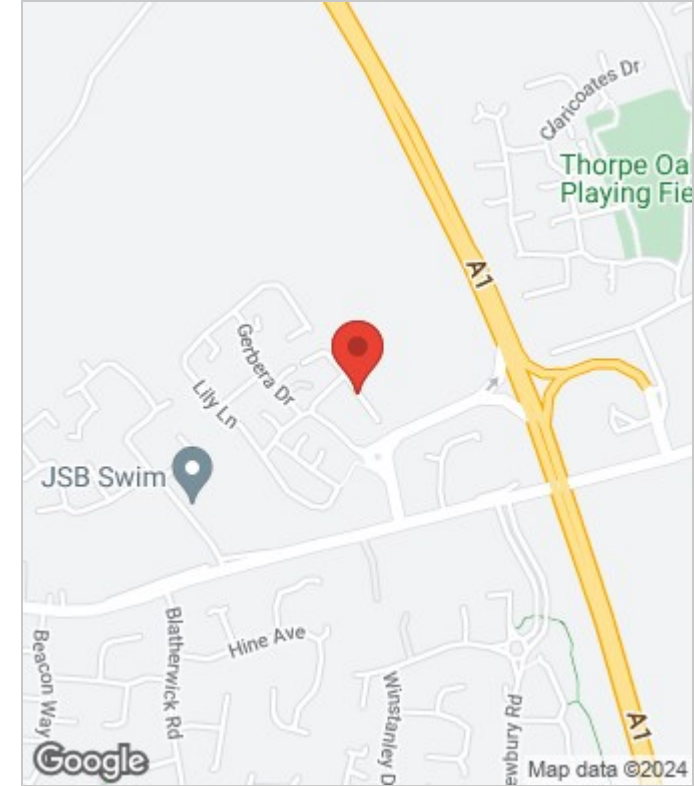


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

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