



## The Cavalier Building, Warwick Brewery, Newark

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OLIVER REILLY







# The Cavalier Building, Warwick Brewery, Newark

- WONDERFUL DUPLEX APARTMENT
- LOCATED ON FIRST FLOOR WITH COMMUNAL LIFT
- SUPERB OPEN-PLAN LIVING SPACE
- SECURE ALLOCATED PARKING SPACE
- FULL OF CHARACTER & CHARM
- TWO BEDROOMS
- ICONIC COMPLEX. CLOSE TO TOWN CENTRE
- STYLISH FOUR-PIECE BATHROOM
- CLOSE TO BOTH TRAIN STATIONS
- NO CHAIN! Tenure: Leasehold. EPC 'D'

Guide Price: £140,000-£150,000. LIVE THE LIFESTYLE..!

This excellent first floor DUPLEX apartment is situated in the captivating 'Warwick Brewery' complex. Accompanied with ease of access to a wide range of excellent local amenities and transport links. Including a few moments walk over to NEWARK NORTH GATE TRAIN STATION. Which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION.

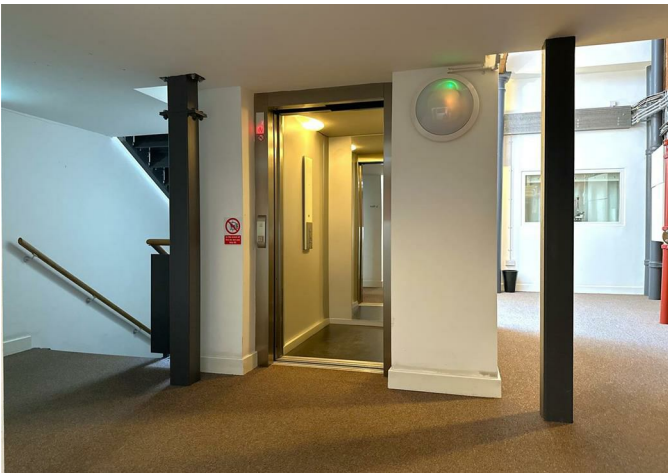
This Grade II listed building dates back to the late 1900's and is full of charm, character and originality, combined with amazing modern-day living space.

Apartment 203 promotes A HIGH-DEGREE OF VERSATILITY comprising: Inviting entrance hall, two bedrooms and a STYLISH FOUR-PIECE BATHROOM. The first floor enjoys a MARVELLOUS OPEN-PLAN LIVING SPACE with an extensive fitted kitchen, providing a range of integrated appliances, Velux roof lights and high-level windows, ensuring a high-degree of natural light flooding into the room.

Externally, the apartment is associated with AN ALLOCATED PARKING SPACE. Located to the rear of the building, accessed via a secure barrier. Ample visitor parking is also available.

Further benefits of this warm, welcoming and character-filled property include double glazing throughout, electric heating, a communal lift, cycle store and a secure telephone entry system. The complex also benefits from a popular coffee house, soon to be clothing shop and is nearby to Arena Health & fitness. Leaving something for everyone!... All on your doorstep!

This is a HOME OF TRUE DISTINCTION. Standing out from the crowd! TAKE THE NEXT STEP... and come inside to gain a full sense of appreciation for yourself! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



Guide Price £140,000 - £160,000



## ENTRANCE HALL:

An inviting reception hall. Accessed via a solid oak fire door, providing carpeted flooring, recessed ceiling spotlights, smoke alarm, wall mounted electric heater, telephone entry system, loft hatch access point, hot water control panel, carpeted stairs rising to the first floor with handrail and useful under stairs storage cupboard. Access to the electrical RCD consumer unit. A fitted airing cupboard houses the hot water cylinder. The hallway leads into the four-piece bathroom and both bedrooms.

13'7 x 7'11 (4.14m x 2.41m)

## MASTER BEDROOM:

A wonderful DOUBLE bedroom, located at the rear of the apartment (South facing). Providing exposed original brick walls, a ceiling light fitting with mezzanine above. Wall mounted electric heater, TV/telephone connectivity points. Two original arched and paned windows to the rear elevation with secondary glazing installed. Max measurements provided.

15'0 x 13'5 (4.57m x 4.09m)

## BEDROOM TWO:

Currently utilised as a large home office, located at the front of the apartment. Providing carpeted flooring, a ceiling light fitting, original exposed brick feature wall, electric heater, double glazed window to the front elevation.

9'4 x 7'6 (2.84m x 2.29m)

## FOUR-PIECE BATHROOM:

Of stylish contemporary design! Providing grey tile-effect flooring, a panelled bath with chrome mixer tap and high-rise blue aqua boarding behind. A corner fitted shower cubicle with mains shower facility and floor to ceiling aqua boarding behind. Low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted floating vanity drawer storage unit with shelving beneath. Wall mounted electric towel rail, recessed ceiling spotlights and extractor fan.

7'7 x 7'4 (2.31m x 2.24m)

## SPACIOUS LIVING/DINING KITCHEN:

A superbly spacious OPEN-PLAN, multi-functional mezzanine space! The living area provides carpeted flooring, an open-spindle balustrade with handrail, over-hanging to the master bedroom. There are two electric heaters, two ceiling light fittings, TV/satellite connectivity points, high-level paned window to the rear elevation. The Kitchen provides wood-effect vinyl flooring. Of tasteful modern design, boasting a vast range of fitted cream high-gloss base and drawer units with laminate dark wood-effect roll-top work surfaces over. Inset stainless steel sink with chrome mixer tap and drainer with glass splash-back behind. Integrated electric oven with four ring ceramic hob over. Integrated under counter fridge, freezer and dishwasher. Ceiling light fitting, extractor fan, two large valves Velux roof-lights to the front elevation. Sufficient space for a dining table and chairs. Max measurements provided.

21'9 x 14'10 (6.63m x 4.52m)

## SECURE ALLOCATED PARKING SPACE:

The property provides an allocated parking space to the rear of the building, via a secure access barrier. The allocated space is marked out as 'C203'. Visitor parking is also available.





#### The Warwick Brewery: Additional Information

There is a fully converted basement area offering communal bin storage and cycle store. There is front and rear access and all communal areas are motion sensor for lighting and have stairs and lifts. There is allocated off road parking for each apartment.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides electric heating, a secure telephone entry system and 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.

#### Broadband Availability:

Fibre broadband and virgin broadband are both available within the complex.

#### Approximate Size: 752 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Leasehold.

Sold with vacant possession on completion.

#### Leasehold Information:

Management Company: Eddisons Ltd.

Length Of Lease: 125 Years from March 2010.

Years Remaining on Lease: 110 Years.

Current Ground Rent: £100 per annum

Current Service Charge: £1,215.65 per annum. Paid directly to Eddisons Ltd. This INCLUDES buildings insurance, general maintenance and window cleaning. Based on 2024 figures.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'D' (56)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

This property is conveniently located in a highly sought after and central location, close along the banks of the River Trent. The apartment complex is primarily situated within comfortable walking distance to Newark North Gate and Castle Gate Train Stations (with a fast-track railway link to London Kings Cross from Newark North Gate station in approximately 75 minutes). Within the development is a coffee shop, gymnasium and a beauticians. 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 marketplace overlooked by the attractive Georgian Town Hall.

#### 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.

#### 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.

#### 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.

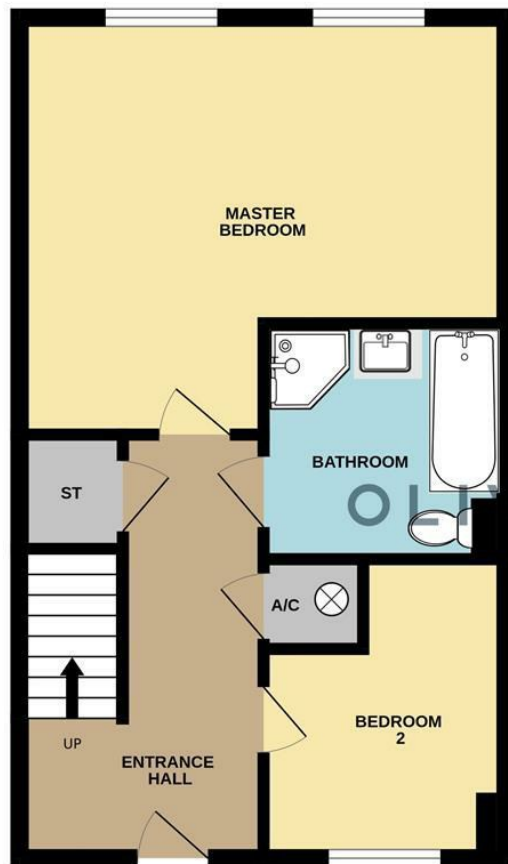




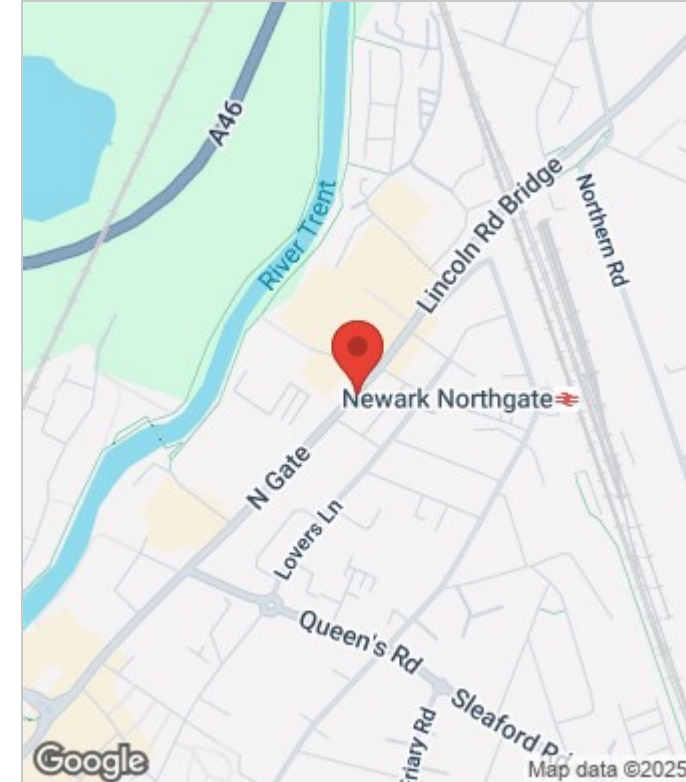
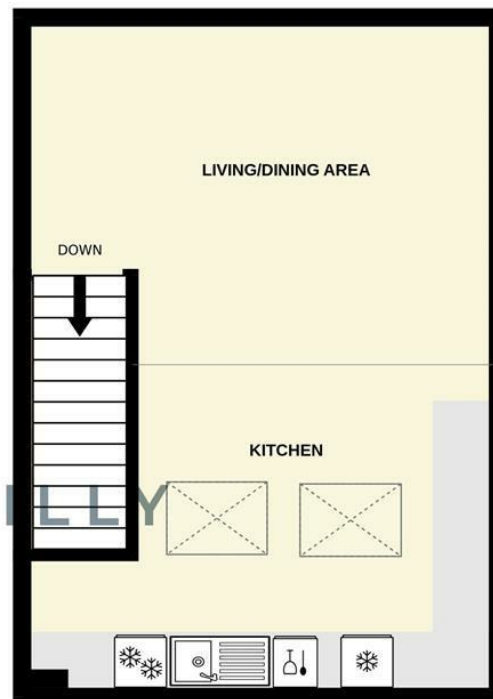




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 