



**Flat 1, The Old Victorian School, 22 Albert Street**  
Newark, NG24 4BJ

**£170,000**

Duplex apartment within a beautiful old converted Victorian School and offered for sale with no upward chain. In brief, the two storey accommodation comprises of an Entrance Hall, Shower Room, Bedroom and an open plan Kitchen Living Room to the ground floor. A double Bedroom and a modern four piece Bathroom completes the first floor accommodation. The property has allocated parking for one vehicle and is within walking distance to the Town Centre.



**SERVICES**

Mains electricity and water. Electric heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Share of Freehold.

Length of Lease - 999 years from the 21st December 2023

Annual Service Charge Amount - £1,000

Ground Rent - a peppercorn if demanded

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.



## LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor and doors to bedroom one, shower room and the open plan kitchen living room.

### SHOWER ROOM

5' 2" x 4' 8" plus shower recess (1.57m x 1.42m) Fitted with a modern three piece suite comprising of a wash hand basin, low level WC and a shower cubicle with a mains fed shower, tiled flooring, tiled splashbacks, inset spotlights, towel radiator and an extractor.

### BEDROOM ONE

15' 3" x 7' 8" (4.65m x 2.34m) Secondary glazed opaque windows to the side and to the rear elevations and a wall mounted electric heater.



### KITCHEN LIVING ROOM

17' 7" x 12' 5" (5.36m x 3.78m) Fitted with a range of white wall and base units, fitted oven, electric hob and extractor hood, integrated fridge freezer, inset spotlights, wall mounted electric heaters, laminate flooring and a window to the front elevation.

### BATHROOM

10' 3" x 6' 8" (3.12m x 2.03m) Fitted with a modern white suite comprising of a low-level WC, wash hand basin, bath and a double shower cubicle with a mains fed shower, inset spotlights, extractor, heated towel rail, tiled flooring and tiled splashbacks.



### BEDROOM TWO

15' 0" x 8' 11" (4.57m x 2.72m) Velux window to the rear elevation, vaulted ceiling and a wall mounted electric heater.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

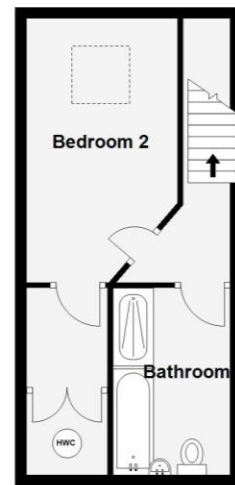
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



**First Floor**  
Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

26 Kirkgate  
Newark  
NG24 1AB

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.