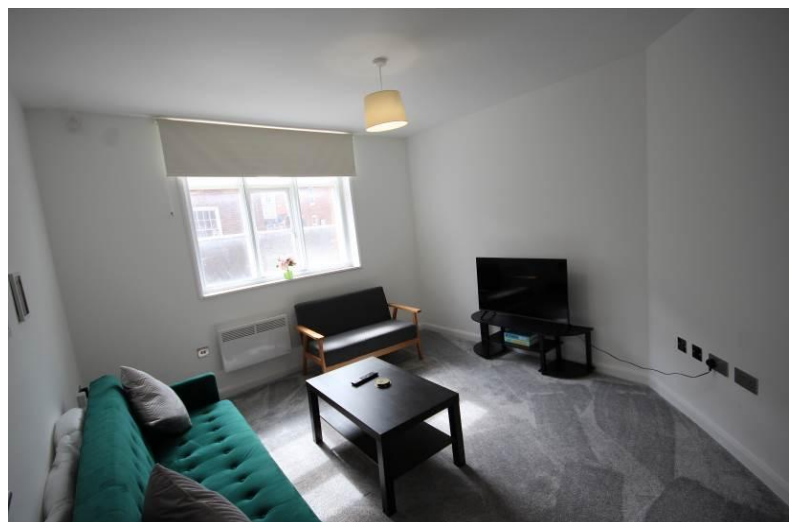


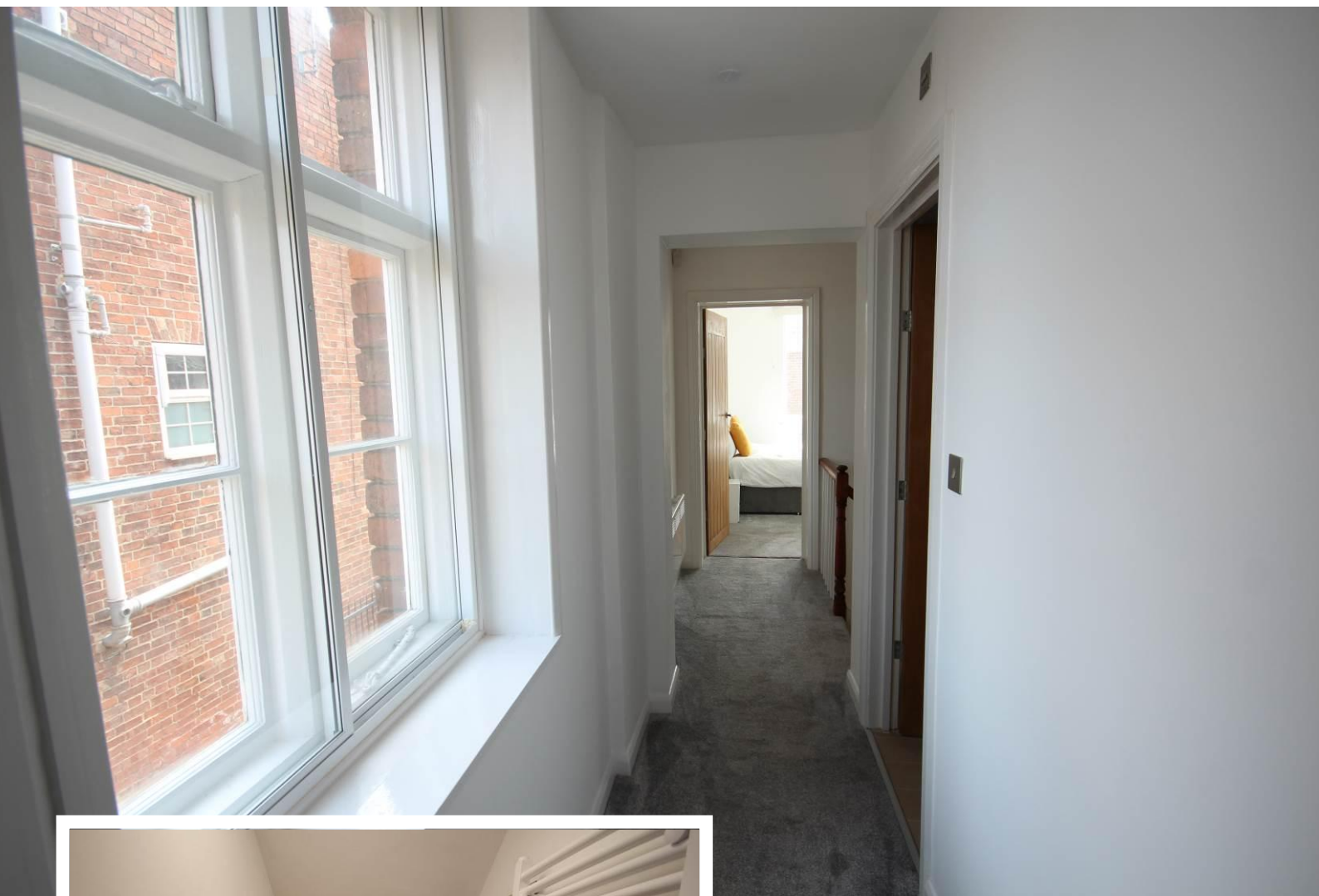


## Flat 8, The Old Victorian School, 22 Albert Street Newark, NG24 4BJ

### Offers In Excess Of £180,000

Duplex apartment within a beautiful old converted Victorian School and offered for sale with no upward chain. In brief, the two storey accommodation comprises an Entrance Hall, WC, Living Room and an open plan Kitchen Living Room to the ground floor. Two Bedrooms and a modern Bathroom completes the first floor accommodation. The property has allocated parking directly outside and is within walking distance to the Town Centre.





**SERVICES**

Mains electricity and water. Electric heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

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

**TENURE** - Share of Freehold.

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

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

Annual Service Charge Amount - £1,000

Ground Rent – Peppercorn rent if demanded

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





## 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, laminate flooring, inset spotlight and doors to the living room, downstairs WC and kitchen diner.

### LIVING ROOM 11' 3" x 11' 8" (3.43m x 3.56m)

Secondary glazed window to the side elevation and a wall mounted electric heater.

WC 5' 0" x 2' 7" (1.52m x 0.79m) Low level WC, a wash hand basin with vanity unit, heated towel rail and tiled flooring.

### KITCHEN DINER 17' 7" x 11' 9" (5.36m x 3.58m)

Fitted with a modern range of wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven, electric hob and extractor hood, integrated fridge freezer and washer dryer, spotlights, laminate flooring, wall mounted electric heater, secondary glazed window to the rear elevation and a composite door onto an enclosed yard area.

LANDING Secondary glazed windows to the side elevation, wall mounted electric heater, access to loft space and doors to the two bedrooms and the bathroom.

### BATHROOM 8' 0" x 6' 5" (2.44m x 1.96m)

A modern white three piece suite comprising a low level WC, wash hand basin with vanity unit and a large shower cubicle with a mains fed shower, tiled flooring, inset spotlights, extractor and a heated towel rail.

### BEDROOM TWO 12' 0" x 9' 76" (3.66m x 4.67m)

Secondary glazed window to the side elevation and a wall mounted electric heater.

BEDROOM ONE 11' 5" x 11' 7" (3.48m x 3.53m) Secondary glazed window to the front elevation and a wall mounted electric heater.

OUTSIDE Enclosed yard area with fencing into perimeters and gated access. To the front there is a parking space for one vehicle.



## 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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 Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 Home Buyer 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

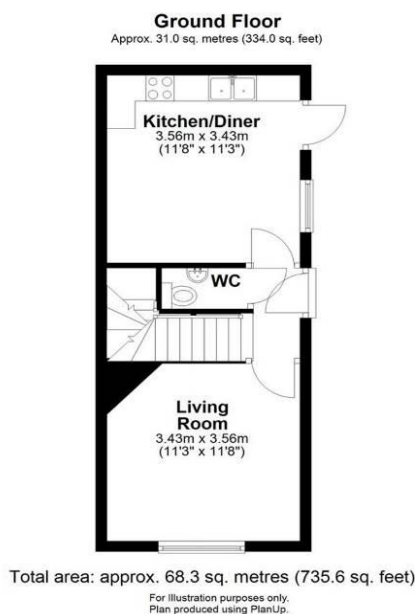
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever 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.

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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.