



Apartment 4 St Marys Rooms, Guildhall Street Newark, NG24 1UH

Offers In Excess Of £170,000

St Mary's Rooms is a stunning apartment within a period chapel conversion. A perfect blend of character and modern facilities with the historic market town of Newark-on-Trent just a few minute's walk from your front door. From here the original staircase will lead you up into the elevated Living Space offering the versatility of a second bedroom if preferred. The airy apartment boasts a large chapel window, with motorised curtains, allowing natural light to flood the space. The Kitchen Area has fitted and integrated appliances and is open plan to the double-height Dining Area. There is also a Bedroom and Shower Room to this floor. Upstairs there is the mezzanine Living / Sleeping Area with a high-beamed ceiling and balustrade overlooking the floor below. A second Shower Room also occupies this floor and both Shower Rooms contain high-pressure rainfall showers. The property benefits from its own front door with street entrance. This property has operated as a highly successful Airbnb with regular bookings throughout the year. Viewings are highly recommended to appreciate this unique property which is available to buy with no upward chain.



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SERVICES

All mains services available. Electric Heating central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Share of Freehold.

TENURE INFORMATION

Share of freehold between the five apartments

Length of Lease - 999 years from 10.1.2018

Annual Service Charge Amount - £420 (£35 per month)

Ground Rent - £50 bi-annually Sept and March, totalling £100 per year.

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

KITCHEN DINER

23' 3" x 9' 10" maximum measurements (7.09m x 3m) With windows to the front and side elevations, vaulted ceiling, built-in storage cupboard, wall mounted electric heaters, track lighting, spot lighting, modern fitted kitchen comprising of wall and base units with work surfaces over incorporating a sink unit with a stainless steel mixer tap, integrated fridge freezer, washer/dryer and dishwasher, fitted oven, ceramic hob and a stainless steel extractor hood.

SHOWER ROOM

8' 5" into shower recess x 5' 6" (2.57m x 1.68m) Fitted with a modern three piece suite comprising of low-level WC, pedestal wash hand basin and a shower cubicle with a mains fed shower, extractor, heated towel rail, inset spotlights and a built-in storage cupboard.

MAIN BEDROOM

10' 0" x 9' 1" (3.05m x 2.77m) With window to the rear elevation and a wall mounted electric heater.

LIVING ROOM/BEDROOM

14' 2" x 13' 6" (4.32m x 4.11m) Occupying the mezzanine floor with inset spotlights, wall mounted electric heater and a door to shower room.

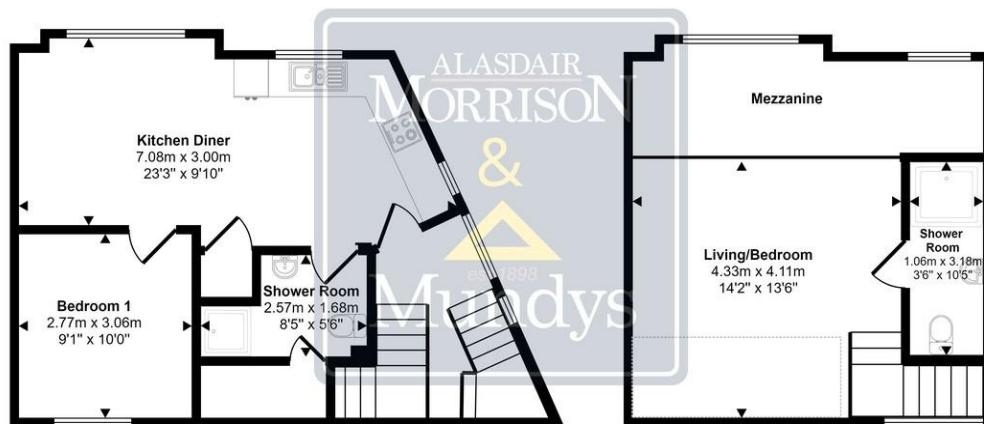
SHOWER ROOM

10' 5" x 3' 6" (3.18m x 1.07m) Fitted suite comprising of a low-level WC, pedestal wash hand basin and a shower cubicle with a mains fed shower, electric shaver point, inset spotlights, heated towel rail and an extractor.





Approx Gross Internal Area
67 sq m / 716 sq ft



First Floor
Approx 43 sq m / 466 sq ft

Second Floor
Approx 23 sq m / 250 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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 roughly 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a 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 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.