



27 The Brewhouse Castle Brewery, Newark,
NG24 4AF

£99,950
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A two bedroomed third floor apartment forming part of this stylish development of apartments in a converted former brewery. The property offers well appointed living accommodation with the benefit of a gas fired central heating system and security video entry phone.

The property has a spacious living area/kitchen with appliances. The apartment benefits from the use of a gym situated within the complex. The property is within walking distance of Newark town centre and viewing is highly recommended.

The accommodation can be briefly described as follows; entrance hallway, lounge/kitchen, two bedrooms and a bathroom.

Newark town offers a range of amenities including Waitrose, Aldi and Asda supermarkets, all grades of schools, there are niche shops around the Georgian market square. Lincoln and Nottingham are within commuting distance. There is a newly opened dual carriageway to Lincoln. High speed rail links are available to London Kings Cross from Newark Northgate Station with journey times of approximately 75 minutes.

The accommodation can be more fully described as follows:-

HALL

with laminate floor, spotlights and intercom box with release pad. Doors off to:

LOUNGE/KITCHEN

15'9" x 19'11" (4.80 x 6.07)



with exposed brick walls to two of the elevations, cherry laminate floor, radiator, spotlights, television and telephone power points. Having four original windows, two on the front elevation and two to the side elevation, all of them being fanshaped.

KITCHEN AREA



having base cupboards, wall cupboards and working surfaces over with 1 1/2 stainless steel sink and drainer set within. Smeg stainless steel gas hob, electric oven and extractor and fridge freezer. Cherry laminate floor. Washer/dryer. Dish washer. A storage cupboard housing the boiler.

BEDROOM ONE

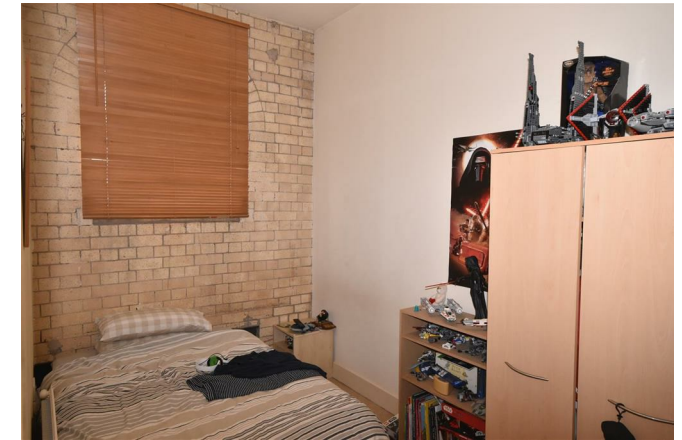
11'0" x 9'5" (3.35 x 2.87)



having one exposed brick wall, window and radiator.

BEDROOM TWO

13'1" x 7'0" (3.99 x 2.13)



having one exposed brick wall, window and radiator.

BATHROOM

having a white wash hand basin, low suite WC and shower cubicle. Radiator and extractor fan.

OUTSIDE

There is one allocated car parking space.

VIEWS FROM APARTMENT

GYM

Use of the gym is included in the management fees

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is Leasehold.

200 year Lease from January 2002.

Ground Rent £125.00 Annually

Service Charge £1380.44 Annually

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

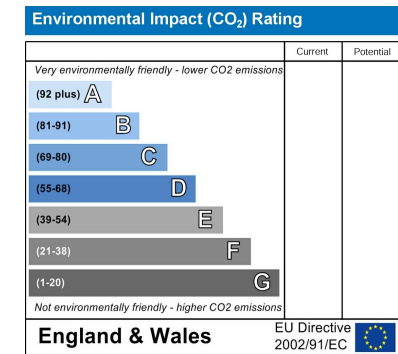
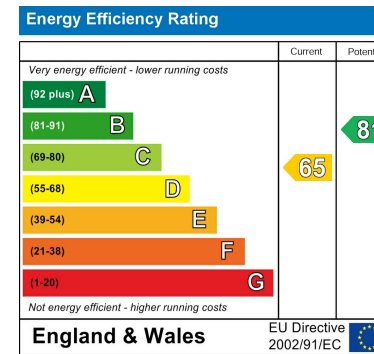
VIEWING

Strictly by appointment with the selling agents.

DISCLAIMER

Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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