



CGI for illustration purpose only

**The Old Victorian School, Apartment 2**  
**Albert Street, Newark, NG24 4BJ**

**£150,000**  
Tel: 01636 611811

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

A stunning development and conversion of this elegant Victorian building into 9 self contained and luxuriously appointed apartments.

Apartment no. 2 is a duplex 1 bedroomed apartment with ground floor living space and first floor bedroom, walk in wardrobe and bathroom. There is allocated parking. Heating is all electric. This apartment will be shortly completed and a furnished show apartment is immediately available for viewing.

The apartment provides approximately 622 sq ft internal floor space.

The specification includes hob, oven, cooker hood, washing machine and dishwasher and fridge freezer. The site will be hard landscaped and the frontage incorporates amenity planting with the distinctive iron railings retained.

The Old Victorian School was designed for boys and is dated 1882. This is a distinctive red brick building with a slated roof and iron railings on the street frontage. The location is close to Beaumont Cross and the town centre. There is a supermarket and a medical centre close by to the property.

Newark has 2 railway stations providing excellent communications. Newark North Gate is on the east coast main line with regular services to London Kings Cross in journey times of just over 75 minutes. Castle Station provides regular services to Lincoln and Nottingham.

The historic town of Newark on Trent is an attractive place to live. The Georgian market square and the streets radiating from there host many unique boutiques, restaurants and public houses, a 12th Century Castle and riverside areas are a particular attraction in the town.

## GROUND FLOOR

### ENTRANCE LOBBY

With staircase and store cupboard.

### LIVING KITCHEN



### STORE ROOM

### DOWNSTAIRS W.C

### FIRST FLOOR

### LANDING

### DOUBLE BEDROOM



### WALK IN WARDROBE

### BATHROOM

With shower.



### SERVICES

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

### COUNCIL TAX BAND

Is yet to be assessed.

### TENURE

The property is leasehold and the ground rent is currently estimated at £80 per calendar month,

### LEASE DETAILS

The lease terms will be for 999 years with a Share of Freehold.

Service charge: between £800 - £1,000pa per flat (Depending on the size of the flat).

### POSSESSION

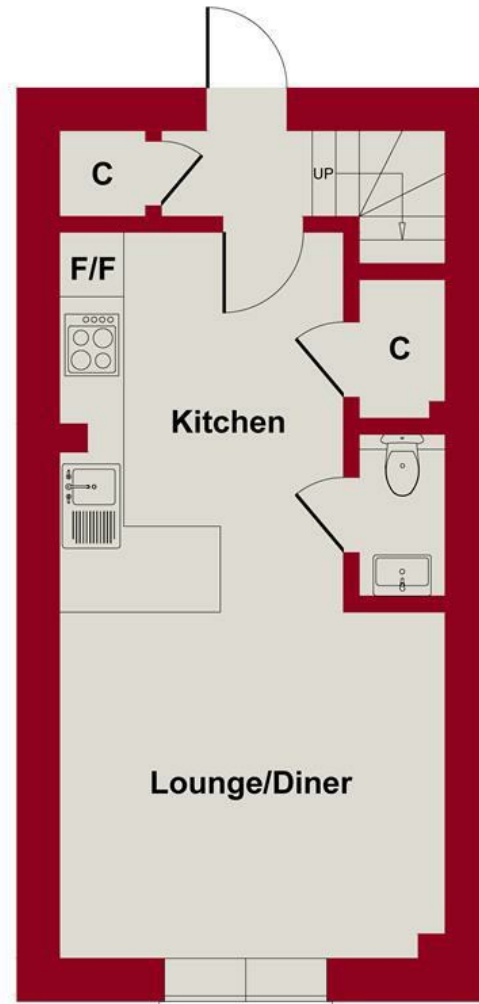
Vacant possession will be given on completion.

### MORTGAGE

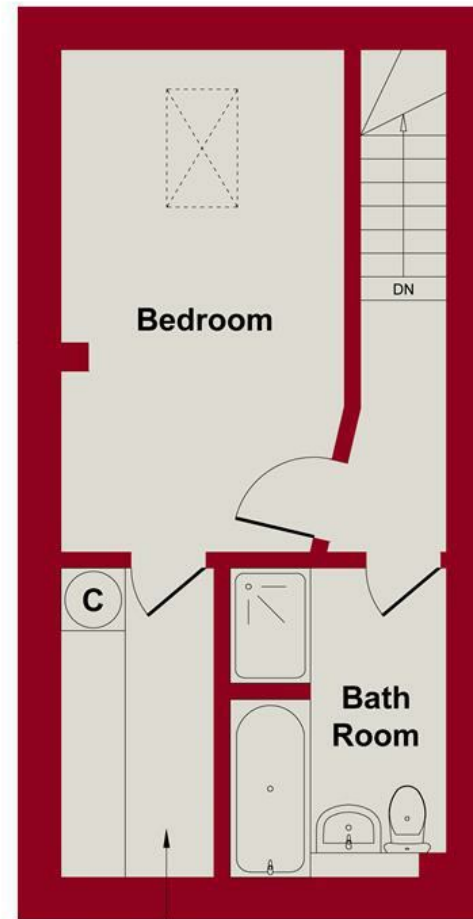
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### VIEWING

Strictly by appointment with the selling agents.



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2023**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*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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