



**The Old Victorian School, Apartment 8
Albert Street, Newark, NG24 4BJ**

£185,000
Tel: 01636 611811

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

A duplex apartment with enclosed outdoor space and parking. The accommodation includes a living kitchen, WC, bathroom and three double bedrooms. Heating is all electric. The property has centre opening doors from the living kitchen leading to the enclosed outdoor space. A parking space is provided.

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.

LIVING KITCHEN

DOUBLE BEDROOM

WC

FIRST FLOOR

TWO DOUBLE BEDROOMS

BATHROOM

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.

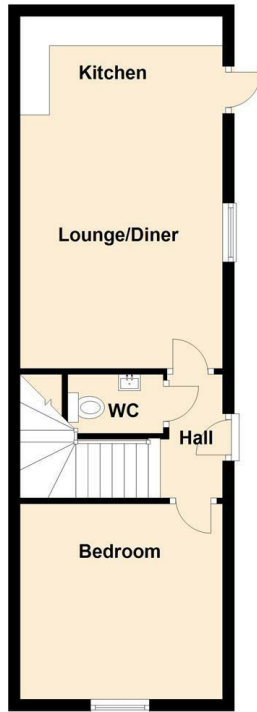
MORTGAGE

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.

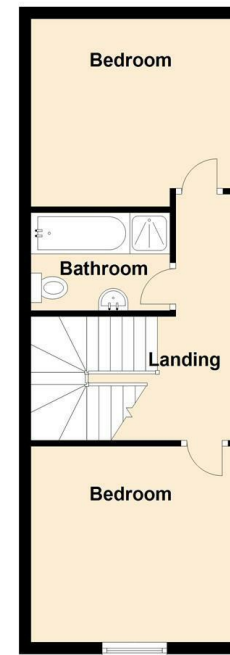
VIEWING

Strictly by appointment with the selling agents.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(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



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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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