



Flat 3, 5 Church Walk, Newark,
Nottinghamshire, NG24 1JS

Price Guide £112,000
Tel: 01636 611811

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

**** PERFECT INVESTMENT OPPORTUNITY ****

A spacious first floor 2 bed roomed apartment, conveniently situated in the centre of Newark, close to St Mary's Church and adjacent to the Georgian market square.

The property provides a gross internal area of 750 sq ft approximately to include an entrance hall, sitting room, kitchen and split level bedroom accommodation with double and single bedrooms and a bathroom. Central heating and appliances are all electric.

This amazing and wonderful location within the town centre conservation area, we consider is very special indeed. Within 5 or 10 minutes walking distance of the property are Newark Northgate station with regular train services to London Kings Cross and journey times of just over 75 minutes, also Leeds north and York are readily available. Castle station is a similar distance and provides regular rail services to Lincoln and Nottingham. The town is situated on the crossroads on the A46 and A1 trunk roads and the town is well situated for commuting to Nottingham, Leicester and Lincoln.

The town centre in which this property is situated is steeped in history and character. The beautiful grade I listed parish Church of St Marys is immediately adjacent to the property and notable for the spire being the highest in Nottinghamshire. Close by are the National Civil War Centre, the Palace Theatre, the 12th century castle and riverside areas. The town centre with its cobbled marketplace is well known for Georgian and earlier buildings as well as its twice weekly general markets and flea markets. Apart from the market place, within a 5 minute walk are multiple shops, boutiques, restaurants and cafes.

The conversion of this property, incorporating 5 flats was completed in 2007 with the conversion of the historic Moot Hall, re-built circa 1967 in the style of early Queen Anne architecture. There is a communal ground floor access lobby and audio intercom system.

The property nicely presented and decorated provides the following accommodation;

GROUND FLOOR

Intercom entry system and secure entrance door.

GROUND FLOOR ENTRANCE LOBBY

With communal staircase.

FIRST FLOOR

Entrance lobby, entrance hall with night storage heater.

LOUNGE

17'8" x 10'2" (5.4 x 3.1)



Electric night storage heater and pleasant aspect of the church.

KITCHEN

11'7" x 12'6" (3.55 x 3.83)



Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit and drainer. Integrated electric hob and electric oven. Recessed ceiling lighting and again a pleasant aspect of the church.



Four steps from the hall lead to an upper landing area.

BEDROOM ONE

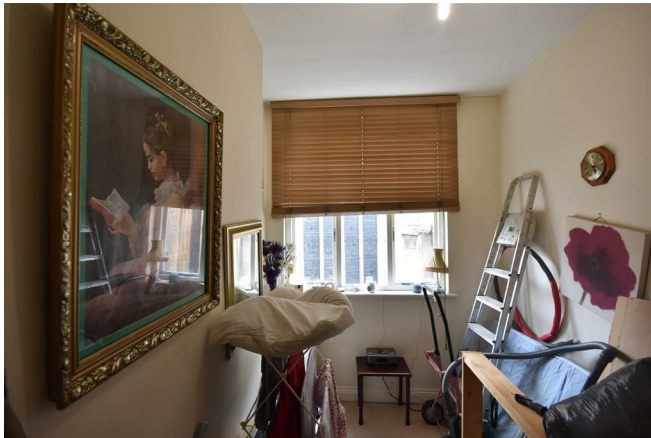
16'0" x 9'2" (4.9 x 2.8)



Electric panel heater.

BEDROOM TWO

11'5" x 7'2" (3.5 x 2.2)



Electric panel heater.

BATHROOM

6'0" x 7'4" (1.83 x 2.26)



Bath with chrome shower attachment and glass screen. Recessed lighting, pedestal basin and low suite W.C. Electric heated towel rail.

NOTE

All windows are sealed unit double glazed.

TENURE

The property is leasehold for a term of 125 years from 2nd August 2007.

SERVICE CHARGE

For the year 31st March 2023 TBC
1 years ground rent from 1st April 2024 £50
Building Insurance 2023 TBC

The apartment is currently let on an assured shorthold tenancy (dated 1st April 2022) for a term of 12 months. Rent £650 per calendar month, inclusive of service and maintenance. There is a surety deposit of £550.

SERVICES

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

POSSESSION

The property is offered either with vacant possession on completion or as an investment subject to the existing shorthold tenancy agreement.

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.

COUNCIL TAX BAND

A with Newark & Sherwood District Council.

Floor Plan

Approx. 68.9 sq. metres (742.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers