



**39 The Brewhouse, Castle Brewery, Newark,  
Nottinghamshire, NG24 4AF**

**£90,000**  
Tel: 01636 611811

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



A well presented Leasehold, one bedroom, second floor apartment, forming part of this stylish development in a converted former brewery. The property offers well appointed and spacious living accommodation with the benefit of a gas fired central heating system and security video entry phone.

The living accommodation comprises entrance hall leading to a spacious open plan living/dining and kitchen with appliances, one double bedroom and a well appointed bathroom. The development is within a secure gated environment and the property benefits from an allocated car parking space, membership to a gym situated within the complex, and use of pleasant communal gardens.

The Brewhouse is an attractive period building converted circa 2002, the communal entrance gives access to staircases and lift to the upper floors. This apartment would be ideal for those seeking a secure and accessible home close to Newark town centre and shopping facilities, or professional persons looking to commute and requiring convenient access to North Gate railway station and the road network. Viewing is highly recommended.

The Castle Brewery Development is conveniently situated just a short walk away from Newark town centre which offers a range of amenities including the attractive mainly Georgian Market Square which has an interesting variety of independent shops, boutiques, bars restaurants and cafes. Supermarkets around the town centre include Asda, Morrisons, Waitrose and Aldi and there is a recently opened M&S food hall. Lincoln and Nottingham are within commuting distance. High speed trains are available to London King's Cross from Newark Northgate Railway Station with journey times of approximately 75 minutes. There is easy access to the A1 and A46 dual carriageways.

This Leasehold apartment is located on the second floor and is accessed by stairs or a convenient lift. The living accommodation can be more fully described as follows

#### ENTRANCE HALL

7'10 x 4' (2.39m x 1.22m)

Front entrance door, radiator.

#### OPEN PLAN LIVING/DINING/KITCHEN

23'11 x 10'11 (7.29m x 3.33m)



Two windows overlooking the communal courtyard garden, two radiators. Exposed brickwork and beam. Video entry phone.



#### OPEN PLAN KITCHEN

12'4 x 6'4 (3.76m x 1.93m)



Range of kitchen units comprise base cupboards and drawers, working surfaces over including inset stainless steel one and a half bowl sink and drainer. Eye level wall mounted cupboards. Integral SMEG appliances include dishwasher, gas hob and electric oven. Additionally, there is a built in fridge freezer. Utility cupboard with plumbing and space for automatic washing machine. Vaillant Eco-fit Pure gas central heating boiler fitted circa 2015.

### BEDROOM ONE

13'10 x 9'10 (4.22m x 3.00m)



Radiator, exposed brickwork to one wall and window overlooking the communal courtyard garden. Double power point, television point, exposed beam.

### BATHROOM

7'3 x 6' (2.21m x 1.83m)



White suite including low suite WC, wall mounted wash hand basin, panelled bath with wall mounted shower over and tiling to splash backs. Intervent extractor, part tiled walls, vanity shelf, shaver point.

### OUTSIDE



There is one allocated car parking space and use of the communal gardens is available to residents.



### GYM



Use of the gym is included in the management fees. The gym is located in the basement of The Brewhouse.

### SERVICES

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

### TENURE

The property is leasehold with a 200 year lease from 2003. Ground rent £150 annually, service charge £1680 in 2025.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

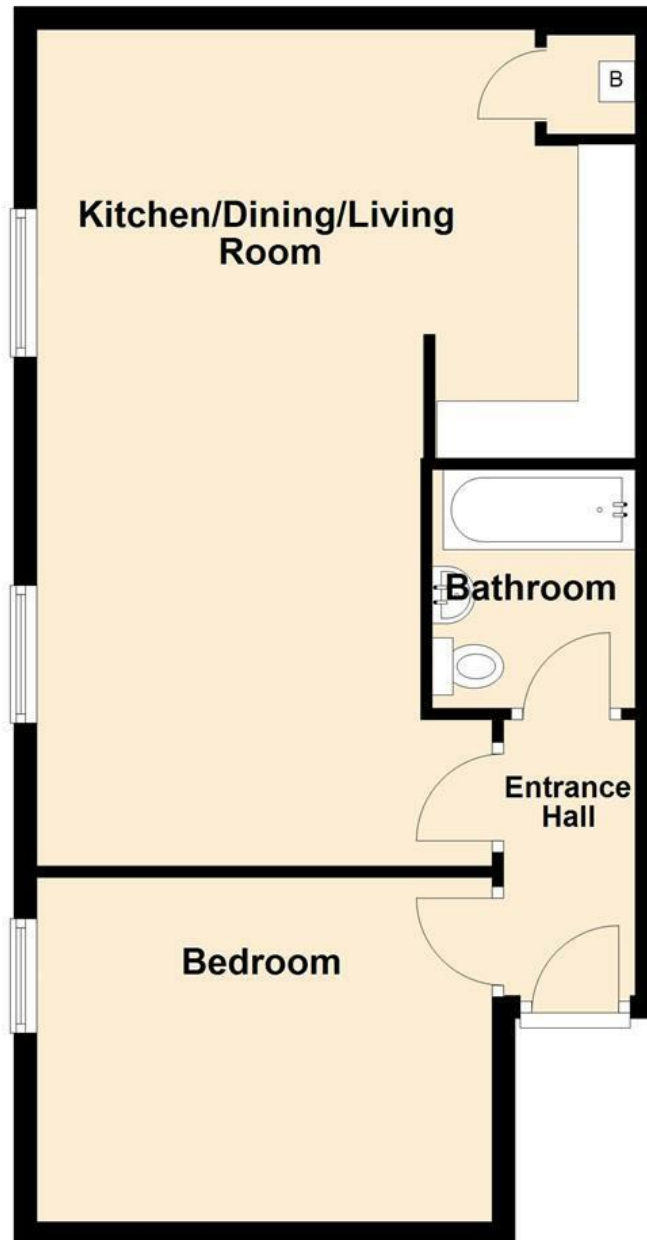
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

## Floor Plan

Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 52.1 sq. metres (561.2 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers