



Castle Brewery, Newark



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Guide Price £170,000 to £180,000



Key Features

- Magnificent Duplex Apartment
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Mezzanine Reception Room/Bedroom
- Family Bathroom Suite
- Allocated Parking Space & Gym Facility
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure: Leasehold



MARKETED WITH NO CHAIN Centrally located for Newark town centre and the host of local amenities it has offer, this magnificent, charming duplex apartment is positioned on the second floor within the Grade II listed Castle Brewery complex and benefits from a wealth of character features to include exposed roof trusses and ceiling beams.

The apartment's accommodation comprises: spacious entrance hallway with security video/telephone intercom and doors to a quality family bathroom suite, two double bedrooms and the magnificent open plan living/dining kitchen space. The kitchen benefits from granite work surfaces, large breakfast bar and a range of quality appliances to include a five-ring gas hob, electric oven, combi/microwave oven, wine cooler, slim line dishwasher and a fridge/freezer. A spiral staircase leads up to a delightful mezzanine area which is galleried with metal railings overlooking the open plan accommodation beneath and could be utilised for a variety of purposes.

Outside, the complex boasts communal gardens and secure gated vehicular access as well as fob/keypad operated pedestrian gate, which allows access into the complex with a numbered allocated parking space and usage of the gym facility within the basement of the Brewhouse building. A further feature includes gas central heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Lease Details

Management Company - Franklins Management
Years Remaining on Lease - 176 years remaining. 200 years from 1 January 2002

Current Service Charge - £274.18 per month, which includes building insurance

ACCOMMODATION - Rooms & Measurements

Entrance Hall 13'3" x 6'5" (4m x 2m)

Open Plan Living/Dining Kitchen 27'0" x 17'8" (8.2m x 5.4m)

maximum measurements

Mezzanine Reception Room/Bedroom 26'6" x 17'10" (8.1m x 5.4m)

maximum measurements

Bedroom One 15'9" x 10'8" (4.8m x 3.3m)

maximum measurements

Bedroom Two 14'0" x 10'8" (4.3m x 3.3m)

Bathroom 8'9" x 6'5" (2.7m x 2m)

Agent's Note - Listed Building

The property is located within the Grade II listed Castle Brewery complex.

Agent's Note - Windows

The property has single glazed metal windows.

Agent's Note

The property is accessed via secure vehicle gates along with fob/keypad operated pedestrian entry. There is also access to communal gardens, gym, stairs and lift.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

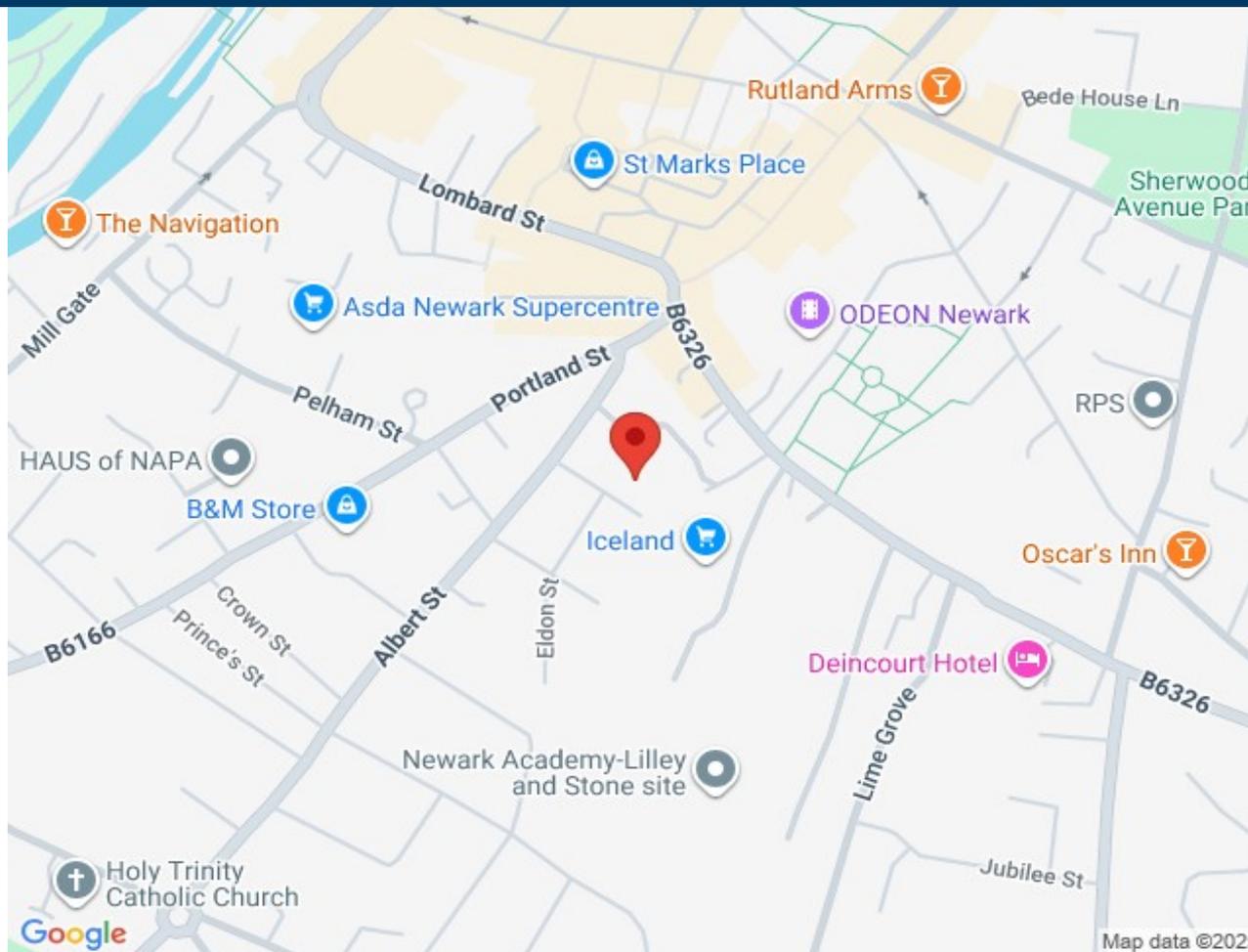


SECOND FLOOR

MEZZANINE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

