

Flat 3 Victoria Street,Newark NG24 4UT

william h brown

welcome to

Flat 3 Victoria Street, Newark

NO CHAIN. An impressive landmark building, formerly a Victorian textile mill dating back to 1894, this spacious ground-floor, two-bedroom, two-bathroom apartment beautifully blends the character and charm of Newark's industrial heritage with contemporary style.













Open-Plan Kitchen Lounge
A spacious open-plan kitchen/dining/living space - the kitchen area fitted with a range of wall and base units, sink, oven, induction hob with extractor over, central island with breakfast bar, two radiators and two windows to the front. The lounge area has a further radiator.

Bedroom One
There is a radiator and window to the rear.

Ensuite
Fitted with a double shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom Two
Having a radiator and window to the rear.

Bathroom
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC and heated towel rail.

Outside
Externally the property benefits from a private landscaped communal courtyard with established planting and seating areas, a space for residents to sit outside and enjoy. The apartment is sold with two allocated parking spaces.

Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 101.9 m² (1,097 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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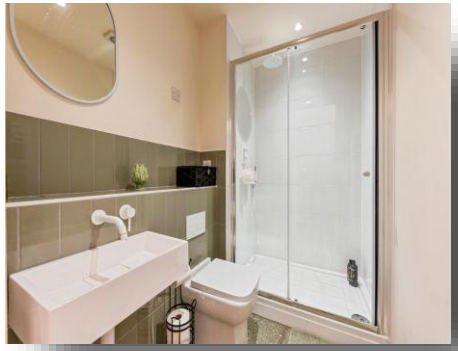
- VICTORIAN TEXTILE MILL CONVERSION
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- OPEN-PLAN KITCHEN DINING LIVING SPACE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 2761.68
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106740 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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