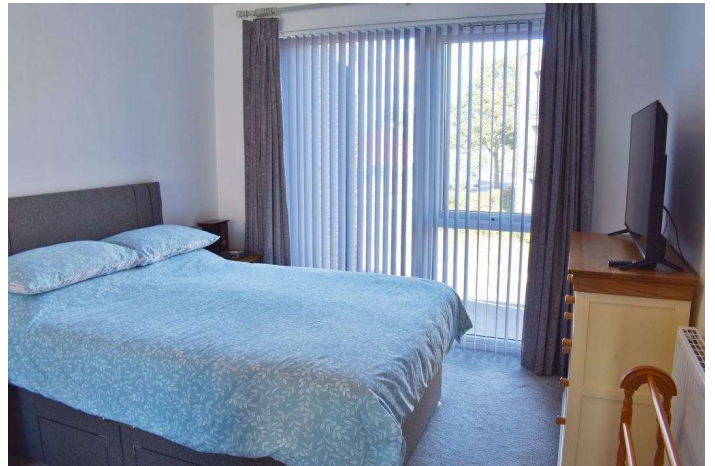


Apartment 6, Hall Drive, Newark



GUIDE PRICE £160,000 to £170,000. Created exclusively for owners aged over 60, is this **WONDERFULLY MAINTAINED TWO DOUBLE BEDROOM** first floor apartment which has a contemporary feel and is situated in a popular location close to local amenities. In addition to the bedrooms, there is a **LARGE OPEN PLAN LOUNGE/DINING/KITCHEN** and a shower room. This delightful property has an allocated parking space, and a communal bike store. Double glazing and gas central heating are installed. With approximately 993 years remaining on the lease, this really is an excellent purchase, and viewing is highly recommended.

Guide Price £160,000 to £170,000





Situation and Amenities

The property is situated in a sought after residential location a short distance from local amenities including Newark Sports & Fitness Centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include an M&S food store, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the apartment from the well maintained communal staircase, a door leads into the spacious entrance hallway.

Entrance Hallway

This spacious entrance hallway has doors into the open plan lounge/dining/kitchen area, both bedrooms and the shower room. The hallway has two large storage cupboards, an intercom system, LVT flooring, a ceiling light point and a radiator.

LOUNGE/DINING/KITCHEN SPACE 23' 11" x 15' 9" (7.29m x 4.79m) (at widest points)

This fabulous bright and airy dual aspect room has sliding patio doors to a Juliet balcony, and two windows to the rear. The kitchen area is fitted with a good range of wall and base units with Quartz effect work surfaces. There is a one and a half bowl stainless steel sink, and integrated appliances include a Zanussi double oven, induction hob with extractor over, washing machine, dishwasher and fridge/freezer. The kitchen area has continuation of the LVT flooring, spotlights to the ceiling and an extractor fan. The lounge area also has LVT flooring, two ceiling light points and a radiator.

Bedroom One 12' 5" x 9' 11" (3.78m x 3.02m)

A good sized double bedroom with a large floor to ceiling window to the front aspect. There are built-in wardrobes, a radiator and a ceiling light point.

Bedroom Two 12' 5" x 9' 11" (3.78m x 3.01m)

A further good sized double bedroom with a large window to the front aspect, built-in wardrobes, a ceiling light point and a radiator.

Shower Room 6' 8" x 6' 8" (2.04m x 2.03m)

The shower room has an opaque window to the rear aspect and is fitted with a walk-in shower cubicle, wash hand basin with storage beneath, and a WC. The room is complemented with LVT flooring and part tiling to the walls. In addition there are spotlights to the ceiling, an extractor fan and a heated towel rail.

Outside

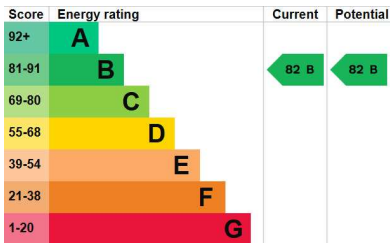
The property benefits from an allocated parking space. There is also visitor parking, a communal bike storage area and a communal bin store.

Lease Information

We have been informed that the property is leasehold on a 999 year lease with approximately 993 years remaining. The Managing Agent and the Residents Management Company is Lambert Smith Hampton Residential Ltd. There is a current annual Service Charge payable of £1,006. No Ground Rent is payable. The above information has been provided by the vendor and has not been clarified by the agent.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

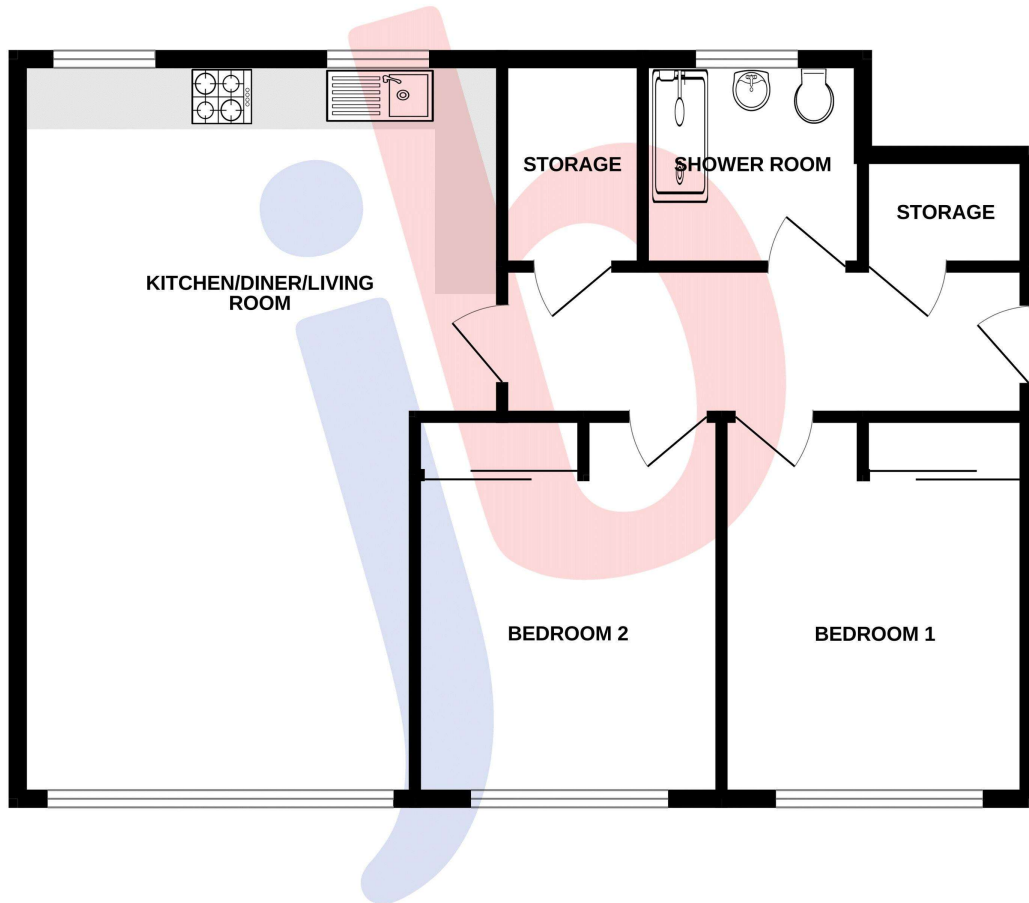
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007895 14 October 2026



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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.
Made with Metropix 6/2025