

## Castle Brewery Court, Newark



A second floor apartment situated within close proximity to Newark town centre. The property has a spacious lounge/diner, fitted kitchen, two bedrooms and a bathroom. Double glazed and with electric storage heating. There is an allocated parking space. Available for purchase with No Chain.

**Offers in Excess of £75,000**



## Situation and Amenities

The property is situated in the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. 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 a recently opened M&S food hall, 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 front door, which is accessed via secure entry phone system, this leads into:

### Entrance Hall

The entrance hallway provides a useful storage space for coats etc. and has a ceiling light point and an electric storage heater. A further door leads into the inner hallway.

### Inner Hallway

The inner hallway provides access to both bedrooms, the lounge/diner and the bathroom, and has cornice to the ceiling and the secure entry phone system.

### Lounge/Diner 14' 2" x 13' 3" (4.31m x 4.04m)

This excellent sized and well proportioned reception room has two windows to the front elevation and a feature window to the side making it particularly bright and airy. The room has cornice to the ceiling, a ceiling light point and an electric storage heater. A door leads into the kitchen.

### Kitchen 8' 5" x 7' 8" (2.56m x 2.34m)

The kitchen has a window to the rear elevation and is fitted with a range of base and wall units with tiled splash backs. There is a stainless steel sink and an integrated electric oven with hob and extractor hood above. In addition there is space and plumbing for a washing machine and further space for a larder fridge. The kitchen also has a small breakfast bar, a ceiling light point and a wall mounted electric heater.

### Bathroom 8' 6" x 8' 5" (2.59m x 2.56m) (including door recess)

The bathroom has an opaque window to the rear and is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a ceiling light point, shaver socket and a wall mounted electric heater. The airing cupboard is accessed from the bathroom.

### Bedroom One 11' 0" x 9' 11" (3.35m x 3.02m)

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and an electric storage heater.

### Bedroom Two 8' 5" x 7' 0" (2.56m x 2.13m) (plus wardrobe recess)

A good sized second bedroom having a window to the rear elevation, a ceiling light point and an electric storage heater.

## Outside

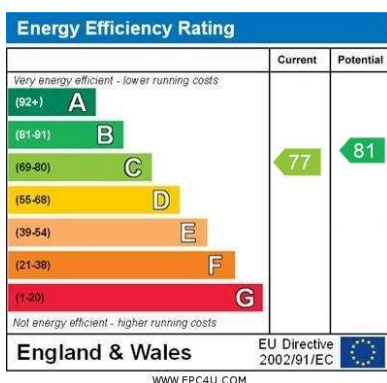
The property has one allocated parking space.

## Lease Information

The property is leasehold on a 125 year lease from 1/4/1990 with approximately 89 years remaining. There is a current ground rent of £1,178 per annum, this includes the buildings insurance and service charge. This information has been provided by the owners and has not been checked 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**

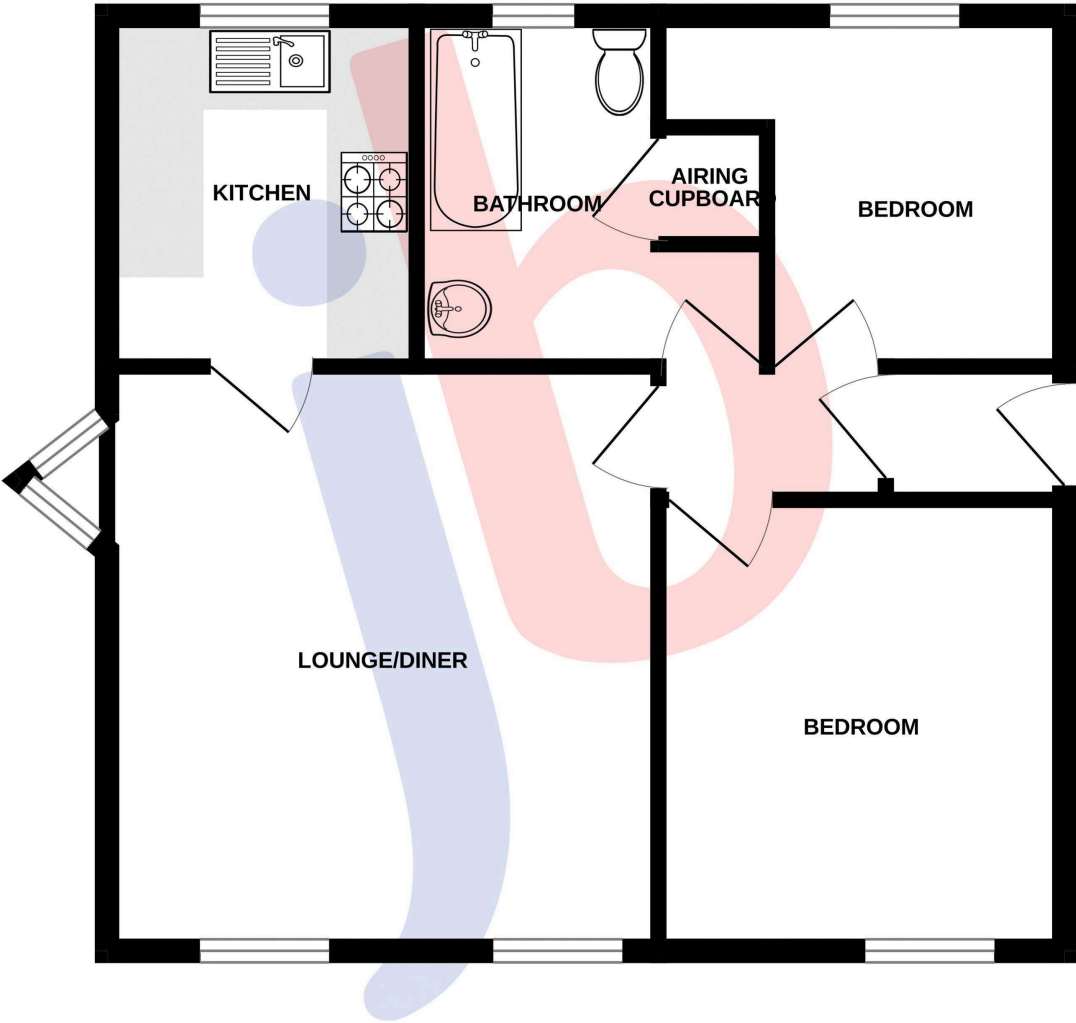
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

**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. 00007477 02 June 2026

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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.  
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