



Lord Hawke Way, Newark  
Asking Price £165,000



## Lord Hawke Way

### Newark

Enjoying a convenient position with easy access to Newark town centre as well as providing brilliant access to the A1 and A46, this development by 'Arkwood Living' boasts an exceptional level of specification with the range of homes constructed to an outstanding quality.

Built in 2022, this superb modern maisonette boasts spacious accommodation comprising: own personal entrance opening through to an entrance hallway with useful storage options, welcoming landing space, versatile store/study room, brilliant family bathroom suite, two bedrooms and a stunning open plan living/dining kitchen space. This room is dual aspect and the kitchen enjoys a large breakfast bar, and a range of appliances to include a four ring gas hob, double electric oven, integrated washer/dryer, fridge/freezer and dishwasher.

Externally, this home enjoys an allocated parking space along with further visitor spaces. Other features include gas central heating, UPVC double glazing and still benefits from an LABC warranty.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B





### Lease Details

Management Company - In Residence Years Remaining on Lease - 999 Years From 01/01/2021 Current Service Charge per annum - £513.75 (2026). This includes buildings insurance and a reserve fund.

### ACCOMMODATION - Rooms & Measurements

#### Entrance Hallway

9' 5" x 7' 5" (2.87m x 2.26m)  
maximum measurements

#### Open Plan Living/Dining Kitchen Space

25' 0" x 15' 6" (7.62m x 4.72m)  
maximum measurements

#### Bedroom One

14' 3" x 9' 5" (4.34m x 2.87m)

#### Bedroom Two

15' 2" x 12' 8" (4.62m x 3.86m)  
maximum measurements

#### Bathroom

8' 2" x 7' 3" (2.49m x 2.21m)  
maximum measurements

#### Store/Study Area

7' 8" x 7' 6" (2.34m x 2.29m)  
maximum measurements



## Services

Mains gas, electricity, water and drainage are connected.

## Square Footage

The square footage for this property is approximately 812 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

## 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.





### **Anti-Money Laundering Regulations**

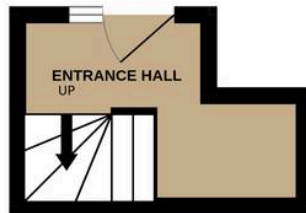
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

### **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 choose to arrange a survey through them. For more information, please call the office.

1ST FLOOR

GROUND FLOOR



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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## Newton Fallowell

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