



Portland Court, Newark NG24 4XQ

welcome to

Portland Court, Newark

**** MUST BE VIEWED! **** This two bedroom first floor apartment is ideally located in Newark town centre with access to a vast range of local amenities, schools, travel links and two train stations.



Communal Hallway

Leading into the communal hallway with stairs rising to the first floor apartments.

Entrance Hall

Opening into the entrance hall with large storage cupboard and access to both bedrooms, family bathroom, kitchen and lounge/diner.

Kitchen

A range of low and eye level units with part tiled walls, electric cooker, stainless steel sink and drainer, plumbing for washing machine and space for undercounter fridge/freezer. In addition, the kitchen benefits from a radiator and double glazed window to the front.

Lounge/Diner

A spacious lounge/diner with double glazed window to the front, radiator and gas fire.

Bedroom One

A spacious DOUBLE bedroom with double glazed window to the rear, radiator and electric heater.

Bedroom Two

A good sized second bedroom with double glazed window to the rear and radiator.

Family Bathroom

A three piece family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, radiator and obscured double glazed window to the rear.

Outside

Externally the property offers communal gardens and on street permit parking.

Agent Note

A new gas central heating boiler was fitted in 2021 with a 12 year guarantee. New radiators were installed in 2022. Fibre Optic Cable has also been installed.



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.focalagent.com



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Portland Court, Newark

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- KITCHEN
- LOUNGE/DINER
- THREE PIECE FAMILY BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1050.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK106637 - 0002

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