Jon Brambles
ESTATE AGENTS

The Waterfront, Newark NG24 4SG



GUIDE PRICE £350,000 to £375,000. FOUR BEDROOMS, ONE FANTASTIC LOCATION! Set within a private cul-de-sac opposite Newark Marina and in the Conservation Area, this striking townhouse delivers versatile living across four levels with the added benefit of EXTENDED GROUND FLOOR LIVING SPACE. The ground floor combines a kitchen/diner, lounge, cloakroom and utility. Upstairs, discover a sitting room and bedroom one with en-suite. The second floor offers another en-suite bedroom, bedroom four and family bathroom, with bedroom three completing the third floor. Outside, there's off-road parking and a converted garage. The rear courtyard-style garden features artificial lawn and a patio, ideal for entertaining. Double glazing and gas central heating add further appeal to this splendid home. Early viewing is strongly recommended to avoid disappointment. NO CHAIN.

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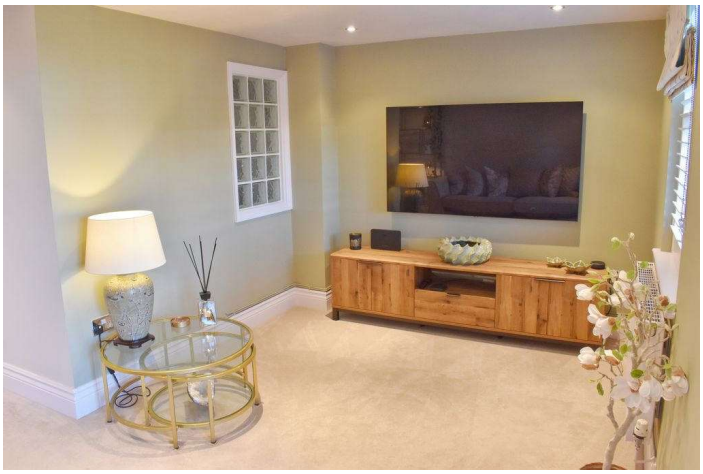




















Situation and Amenities

The property is situated a short distance from the town centre in one of the towns most sought after locations. The property itself overlooks the local Marina, with riverside views. and Sconce & Devon park is a short distance away with lots of greenery to enjoy. 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 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 front door, this leads into:

Entrance Porch

The entrance porch has a door into the reception hallway.

Reception Hallway

This spacious and welcoming reception hallway has doors into the ground floor cloakroom, the kitchen/diner and the utility room. Also from the hallway is the staircase rising to the first floor. The hallway has LVT flooring, a radiator, an understairs cupboard and two ceiling light points.

Ground Floor Cloakroom

The cloakroom is fitted with a wash hand basin with storage cupboard beneath, and a WC. The room has continuation of the LVT flooring, a radiator and spotlights to the ceiling.

Kitchen/Diner *15' 2" x 11' 8" (4.62m x 3.56m)*

The kitchen area is fitted with a range of good quality wall and base units with roll top work surfaces. There is a sink, and integrated appliances include a double oven, an induction hob, a gas hob with extractor over, dishwasher and fridge/freezer. The room has wood effect LVT flooring, spotlights to the ceiling and a radiator. An opening leads through to the lounge.

Lounge *13' 6" x 13' 1" (4.11m x 3.99m)*

This superb sized lounge is formed from the extension and has a vaulted ceiling with three Velux windows. There are also bi-fold doors leading out into the garden. The room has the same LVT flooring flowing through from the kitchen/diner, and spotlights to the ceiling.

Utility Room *11' 7" x 8' 10" (3.52m x 2.69m)*

The utility room, formerly the rear portion of the garage, is fitted with wall and base units with roll top work surface. The room has space and plumbing for a washing machine and a tumble dryer, a ceiling light point and vinyl flooring.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing where the sitting room, bedroom one and en-suite are situated. The landing has a ceiling light point and a radiator. From here the staircase rises to the second floor.

Sitting Room *17' 5" x 16' 5" (5.32m x 5.0m) (at widest points)*

This spacious reception room has a window to the front aspect and French doors leading out onto a balcony. There is also a radiator and spotlights to the ceiling.

Bedroom One *13' 11" x 9' 9" (4.24m x 2.97m)*

An excellent sized double bedroom with a window to the rear providing wonderful views over the neighbouring park. The room has two built-in storage cupboards, spotlights to the ceiling and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room *9' 8" x 4' 8" (2.95m x 1.41m)*

The en-suite has an opaque window to the rear elevation and is fitted with a walk-in shower cubicle, wash hand basin with storage below, and a WC. The room has a ceramic tiled floor, a radiator, heated towel rail, spotlights to the ceiling and a wall light point.

Second Floor Landing

The staircase rises from the first floor to the second floor landing which has doors into bedrooms two and four, and the family bathroom. The landing has a ceiling light point. The airing cupboard is located here. From here the staircase rises to the third floor landing.

Bedroom Two *13' 2" x 9' 2" (4.01m x 2.79m)*

A further very good sized double bedroom, with a window overlooking the front aspect, spotlights to the ceiling and a radiator. A door leads into the second en-suite.

Bedroom Two En-suite Shower Room *6' 9" x 6' 2" (2.05m x 1.89m)*

The en-suite has an opaque window to the front aspect and is fitted with a walk-in shower cubicle, wash hand basin with storage below, and a WC. The room has spotlights to the ceiling, a radiator, heated towel rail and extractor fan.

Bedroom Four *11' 11" x 9' 2" (3.63m x 2.79m)*

Bedroom four is also a double and has a window to the rear elevation overlooking the park area, built-in wardrobes, spotlights to the ceiling and a radiator.

Family Bathroom *8' 3" x 6' 2" (2.51m x 1.87m)*

The family bathroom has an opaque window to the rear elevation and is fitted with a bath with shower over, wash hand basin with storage below, and a WC. The bathroom has a fitted mirror cabinet, a ceramic tiled floor, heated towel rail, spotlights to the ceiling and an extractor fan.

Third Floor Landing

This landing has a door leading to bedroom three, a small storage cupboard which also houses the central heating boiler, an under-eaves storage cupboard and a ceiling light point.

Bedroom Three *13' 0" x 7' 7" (3.96m x 2.31m)*

A lovely dual aspect bedroom having a window to the front aspect and a Velux window to the rear. There is a ceiling light point and a radiator. This bedroom also has a storage cupboard sited in the eaves.

Outside

To the front of the property is off road parking for two vehicles. To the rear of the property is a delightful courtyard style garden with an artificial lawned area, and a paved patio area ideal for outdoor seating and entertaining. There are numerous shrub borders, two outside light points, outside power points and a tap.

Converted Garage

The rear of the garage has been converted to form the utility room. The front part of the garage is used for storage, has the up and over door to the front elevation and is equipped with lighting.

Tenure

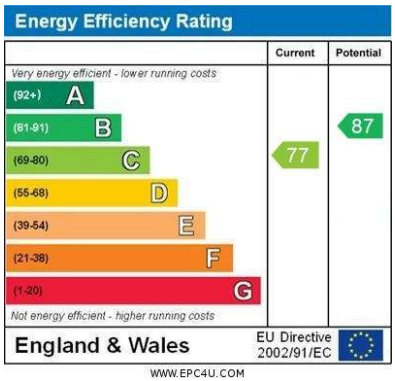
The property is offered for sale on a 'Share of Freehold' basis. The lease is 999 years from and including 3 June 2011.

Residential Charges

All residents own a portion of the freehold. The 'Waterfront Management Ltd' currently charge approximately £121.00 per calendar month. This covers buildings insurance, the upkeep/maintenenance of the residents communal gardens, external paintwork, window cleaning and the maintenance of the electric gates and carpark.

Council Tax

The property is in Band C.



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

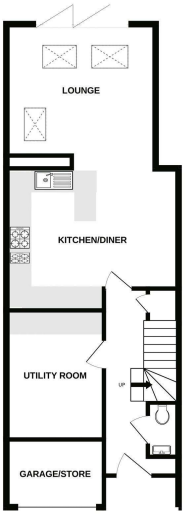
Vacant possession will be given upon completion. The tenure of the property is Share of Freehold.

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.

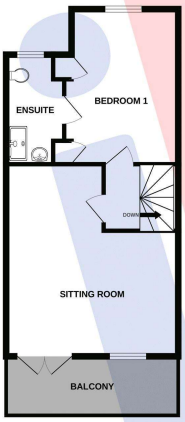
Services/Referral Fees

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: Chattertons Solicitors - £120.00 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. 00007377 24 November 2026

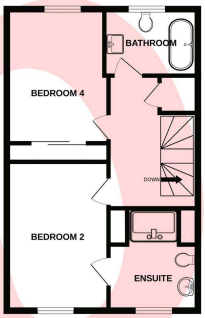
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



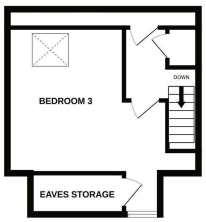
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



3RD FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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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