



OLIVER REILLY
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The Waterfront, Newark

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- STUNNING & SUBSTANTIAL TOWN HOUSE
- EXCLUSIVE RESIDENTIAL POSITION
- LUXURIOUS BATHROOM & TWO EN-SUITES
- WONDERFUL EXTENDED LIVING SPACE WITH BI-FOLD DOORS
- DRIVEWAY, WALLED REAR GARDEN & UNSPOILED REAR OUTLOOK
- EXTENDED FOUR STOREY LAYOUT
- FOUR DOUBLE BEDROOMS
- FABULOUS MODERN BREAK FAST KITCHEN
- GENEROUS FIRST FLOOR LOUNGE WITH BALCONY & MARINA VIEWS
- EXCELLENT CONTEMPORARY CONDITION & NO CHAIN! Tenure: Leasehold. EPC 'C'

Guide Price: £390,000 - £400,000. LUXURY ON A GRAND SCALE..! **NO CHAIN**

Here we have something VERY SPECIAL to show you! Take a look inside this GORGEOUS FOUR STOREY TOWN HOUSE. Promoting breathtaking MARINA VIEWS to the front and an unspoiled outlook over Sconce and Devon Park to the rear, all whilst remaining PERFECTLY POSITION for instant access onto the A46, A1 and a short walk to Newark Town Centre. This Impressive family-sized home is SIMPLY STUNNING!... Having been enhanced from head to toe. No stone has been left unturned and the overall finish is SUBLIME!

The property boasts a versatile yet substantial EXTENDED LAYOUT set over 2,000 square/ft, comprising: Porch, an inviting reception hall with complementary bespoke panelling, a modern ground floor W.C, large utility room, a FABULOUS BREAKFAST KITCHEN with Quartz work surfaces OPEN-PLAN through to a MAGNIFICENT LIVING/ DINING SPACE with BI-FOLD DOORS and a number of Velux roof lights. Flooding the room with natural light.

The first floor enjoys a LARGE L-SHAPED LOUNGE with complementary feature fireplace and French doors out to a delightful balcony, overlooking the well-tended communal gardens. The COPIOUS MASTER BEDROOM boasts a BEAUTIFUL EN-SUITE BATHROOM.

The second floor provides a tasteful and contemporary bathroom and TWO DOUBLE BEDROOMS. One of which provides EXTENSIVE FITTED WARDROBES and a STYLISH and recently re-fitted EN-SUITE SHOWER ROOM.

The third floor welcomes a multi-functional FOURTH DOUBLE BEDROOM. Utilised as a magnificent hobbies room.

Externally, the delightful and exclusive residential setting is a joy to behold. Promoted by landscaped communal gardens, a driveway to the front aspect with access into an integral garage store. The CHARMING WALLED GARDEN is a perfect tranquil escape. Promoting minimal maintenance and maximum enjoyment, backing onto a local recreational park. This is a HOME TO APPRECIATE!.. Step inside to see the magnitude of class and quality on every floor!



Guide Price £390,000 - £400,000



RECEPTION HALL: 17'5 x 4'2 (5.31m x 1.27m)
An inviting entrance space, accessed via a complementary composite front door. Hosting bespoke and detailed wall panelling. Access into the utility room, dining kitchen and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 5'10 x 2'8 (1.78m x 0.81m)

SPACIOUS MODERN BREAKFAST KITCHEN: 18'8 x 11'8 (5.69m x 3.56m)
Of tasteful contemporary design with Quartz work surfaces. A freestanding range-style gas cooker. Provision for an American fridge freezer. Fitted breakfast bar and OPEN-PLAN access into the living/ dining area. Max measurements provided.

SUPERB, EXTENDED OPEN-PLAN LIVING SPACE: 17'10 x 13'2 (5.44m x 4.01m)
A marvellous, extended and multi-functional reception room. Hosting four Velux roof-lights and anthracite grey BI-FOLD DOORS opening out to the landscaped garden. Max measurements provided.

UTILITY ROOM: 9'10 x 9'6 (3.00m x 2.90m)
A large and highly functional space. Boasting a wide range of fitted (open) wall and base units. Inset stainless steel sink. Provision/ plumbing for an under counter washing machine, tumble dryer, dishwasher and a freestanding fridge freezer.

FIRST FLOOR LANDING: 8'1 x 3'4 (2.46m x 1.02m)
Access into the master bedroom and large lounge.

LARGE L-SHAPED LOUNGE: 17'7 x 16'2 (5.36m x 4.93m)
A copious reception room. Utilised as a lovely living space, with study area and relaxing reading/ seating space. Hosting an eye-catching central feature fireplace with inset electric flame-effect electric fire. Painted hardwood French doors open out onto a delightful balcony. Max measurements provided.

FIRST FLOOR BALCONY: 16'3 x 5'7 (4.95m x 1.70m)
A wonderfully relaxing seating space with wrought-iron railings, an external wall light and double power socket. Enjoying far reaching views over the communal gardens and to Newark Marina.

MASTER BEDROOM: 14'2 x 12'6 (4.32m x 3.81m)
A substantial principle DOUBLE bedroom with access into a luxurious en-suite bathroom. Max measurements provided.

LUXURIOUS MASTER EN-SUITE BATHROOM: 9'7 x 5'3 (2.92m x 1.60m)

SECOND FLOOR LANDING: 11'6 x 4'8 (3.51m x 1.42m)
With a useful fitted storage cupboard. Access into the family bathroom and two further DOUBLE bedrooms. Max measurements provided.

BEDROOM TWO: 13'6 x 10'1 (4.11m x 3.07m)
A generous DOUBLE BEDROOM. Hosting EXTENSIVE FITTED WARDROBES and access into a stunning and recently re-fitted en-suite shower room. Max measurements provided.

STUNNING EN-SUITE SHOWER ROOM: 9'1 x 6'3 (2.77m x 1.91m)



BEDROOM THREE: A further DOUBLE BEDROOM with unspoiled rear outlook over Sconce and Devon Park. Max measurements provided.	11'8 x 10'3 (3.56m x 3.12m)
STYLISH FAMILY BATHROOM:	8'1 x 6'2 (2.46m x 1.88m)
THIRD FLOOR LANDING: With fitted storage cupboard housing the modern gas fired 'WORCESTER' boiler. Additional eaves storage cupboard. Access into the multi-purpose fourth DOUBLE bedroom.	5'3 x 4'5 (1.60m x 1.35m)
BEDROOM FOUR/ HOBBIES ROOM: Currently utilised as a wonderful hobbies room. Which could easily be used as a further fourth DOUBLE BEDROOM. With fitted eaves storage cupboard and base storage unit with oak work surfaces over. Provision for an under-counter fridge. Far reaching views across the local Marina and residents communal grounds. Max measurements provided.	16'3 x 13'1 (4.95m x 3.99m)
INTEGRAL GARAGE STORE: Accessed via a manual up/ over garage door. Equipped with power, lighting and sufficient external storage.	9'7 x 8'1 (2.92m x 2.46m)
EXTERNALLY: The property enjoys a delightful position within an exclusive residential community. The front aspect is greeted with a tarmac driveway with access into the integral garage store. A part tarmac and paved pathway leads to the front entrance porch with a partial gravelled side border. The beautifully maintained, low-maintenance and hugely private rear garden is extensive paved with complementary gravelled side borders and a mature Acer tree. There is an additional part gravelled and paved seating area. There are two external rear wall lights, a variety of side external up/ down lights and an outside tap. The garden is wall enclosed and retains a high-degree or privacy, with an unspoiled outlook behind. Backing onto Sconce and Devon Park. A timber rear personal gate opens onto a shared passageway, leading to the front of the property. There is NO SHARED ACCESS across the properties rear garden.	
Services: Mains water, drainage, and electricity are all connected. The property also provides gas central heating and an alarm system. There is hardwood double glazing throughout, mostly via sliding sash windows and uPVC double glazing via the BI-FOLD DOORS at the rear. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.	
Approximate Size: 2,080 Square Ft. Measurements are approximate and for guidance only.	
Tenure: Leasehold: Share Of Freehold The property has a 999 year lease from 01/10/2003, with approximately 977 years remaining. Sold with vacant possession on completion.	
Residential Service Charges: All Residents own a portion of the freehold via 'The Waterfront Management Ltd'. They currently charge £121 a month. This covers buildings insurance. The up-keep/ maintenance of the residents communal gardens, external paintwork, window cleaning, maintenance of the electric gates and car park. The vendor has confirmed that external painting of the development is included and due to be carried out in 2025.	

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (74)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located for ease of access into Newark Town Centre (approx. 0.5 of a mile away). The property is positioned on one of the Towns most sought after locations with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The property itself overlooks the local Marina, with riverside views. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

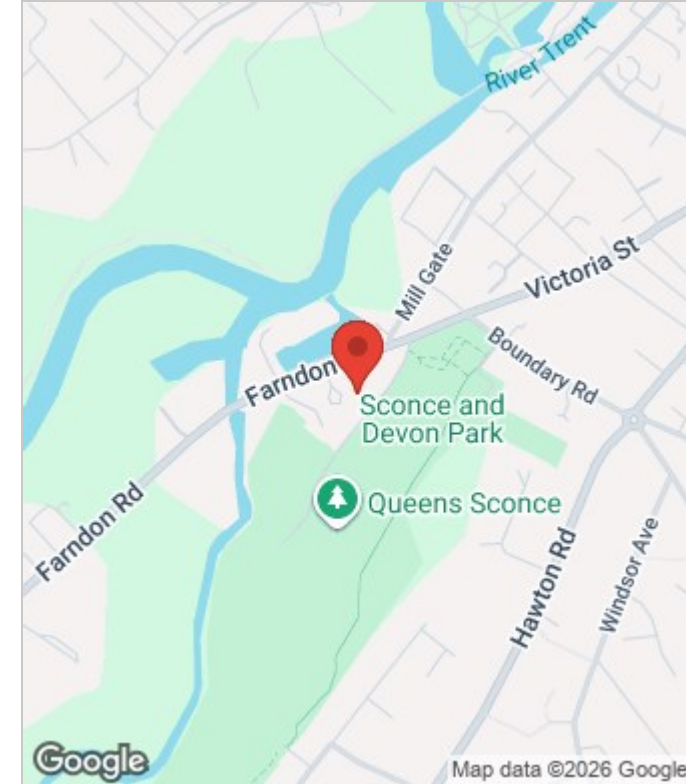
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	