



Warwick Brewery, Newark



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Guide Price £150,000 to £160,000



## Key Features

- Superb Duplex Apartment
- Stunning Grade II Listed Apartment Complex
- Two Double Bedrooms
- Quality Family Bathroom
- Open Plan Living/Dining Kitchen
- Variety Of Characterful Features
- Allocated Parking Space
- Council Tax Band: C
- EPC Rating: D
- Tenure: Leasehold



Located on the top floor of the stunning Grade II Listed Warwick Brewery complex, this delightful duplex apartment boasts deceptively spacious accommodation, combined with a range of marvellous character features to include exposed beams and cast-iron pillars. Representing a brilliant first-time home or investment purchase, this home falls within comfortable walking distance of a host of local amenities, including easy access to the Newark North Gate train station with direct links to London Kings Cross. During the ownership, the apartment has recently had newly installed electric heaters and majority new flooring (excluding bedroom one and the bathroom).

The apartment's accommodation comprises: inviting entrance hallway with useful utility/store cupboard, two double bedrooms, quality family bathroom and stairs rising to a magnificent open plan living/dining kitchen space with a delightful, vaulted space, flooding this area with light. The kitchen enjoys appliances to include a four-ring electric hob, electric oven and integrated dishwasher. Outside, the apartment benefits from its own allocated parking space with further visitor parking available. Other features include a communal lift, telephone entry system, double glazed windows and electric heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

### Lease Details

Management	Company	-	Eddisons
Years Remaining on Lease	-	125 years from and including 24 March 2010,	approximately 109 years remaining
Current Ground Rent per annum	-	£100	
Current Service Charge	-	Approximately £218 per month,	buildings insurance is included within the service charge

### ACCOMMODATION - Rooms & Measurements

Entrance Hall 21'1" x 4'3" (6.4m x 1.3m)

Bedroom One 17'3" x 11'0" (5.3m x 3.4m)

maximum measurements

Bedroom Two 12'8" x 10'5" (3.9m x 3.2m)

maximum measurements

Family Bathroom 12'6" x 6'10" (3.8m x 2.1m)

maximum measurements

Open Plan Living/Dining Kitchen 22'2" x 16'11" (6.8m x 5.2m)

maximum measurements (excluding store area)

### Agent's Note - Listed Building

Please note the apartment is in a Grade II Listed building.

### Agent's Note - Windows

The apartment has wooden double glazed windows.

### Agent's Note

The apartment has shared access to communal areas, hallways and lift.

### Services

Mains electricity, water and drainage are connected.

### Agent's Note - Sales Particulars

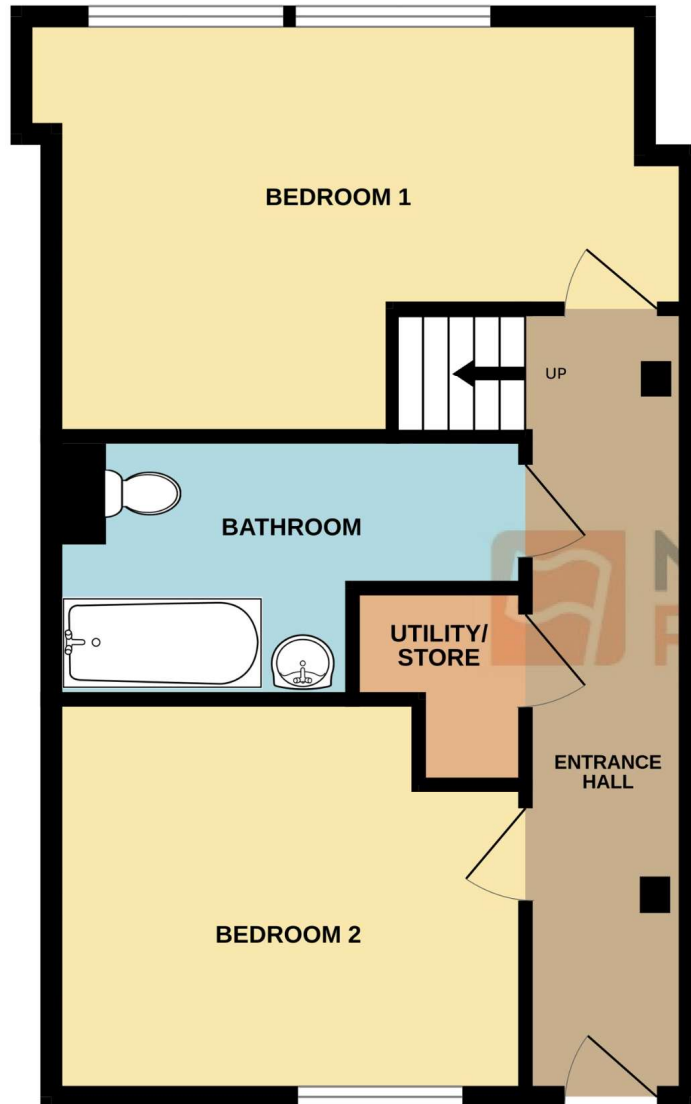
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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



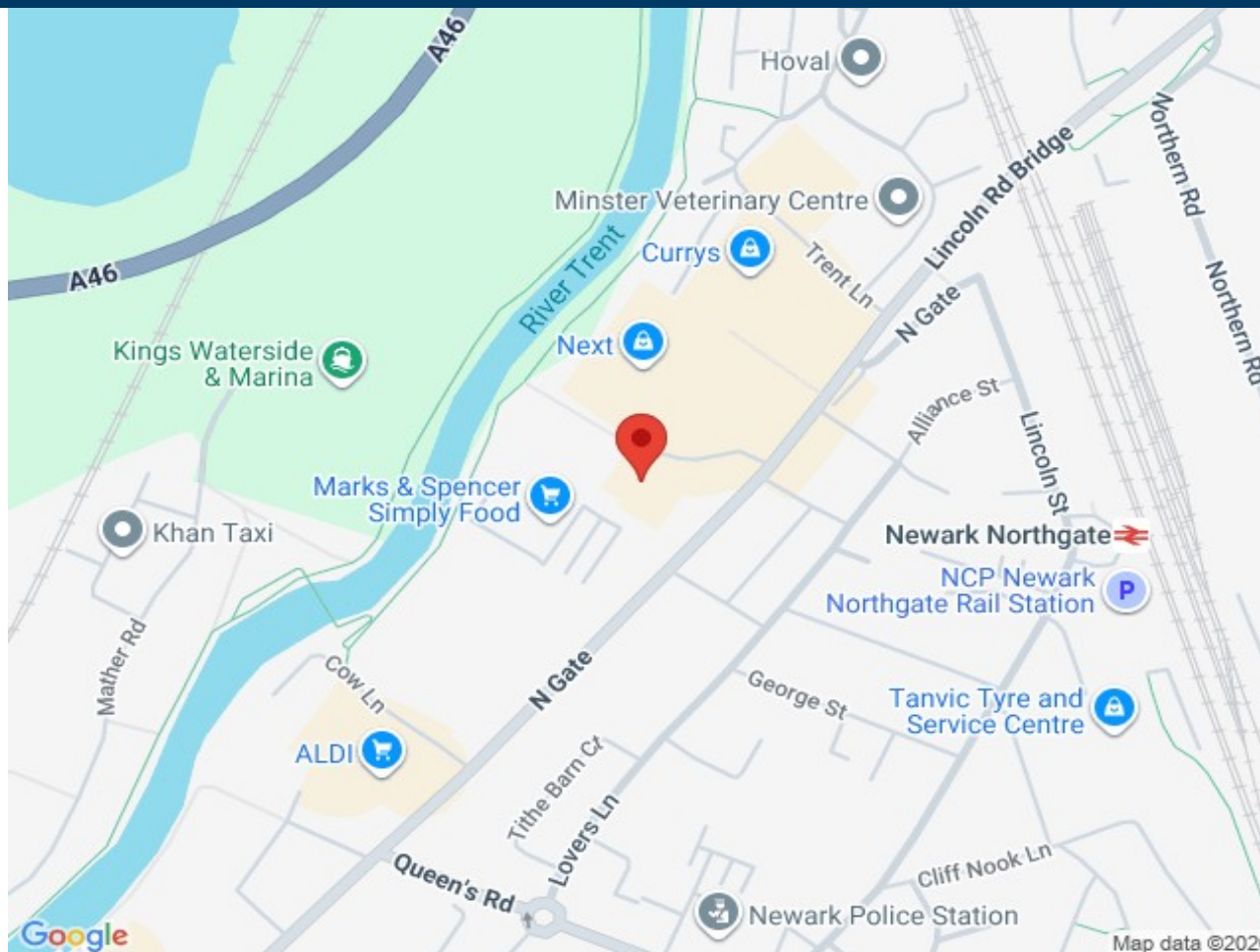
SECOND FLOOR



TOP FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

