

Apartment 2, St Mary's Rooms, Newark



GUIDE PRICE £140,000 to £150,000. Offered for sale on a 'Share of Freehold' basis and with a 999 year lease from August 2018, this superbly presented one bedroom ground floor apartment is situated in a delightful period building a short distance from Newark town centre. Having access from Guildhall Street and it's own entrance door, the apartment briefly comprises of a luxury breakfast kitchen, spacious living room with stairs to a versatile mezzanine reception room, a double bedroom with en-suite shower room, and a further cloakroom/WC. The property has electric heating. Early viewing is essential to appreciate this beautiful and most unique apartment.

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Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town including major retail chains and supermarkets including Waitrose, as well as fine restaurants, public houses and cafes. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, which is accessed via a private courtyard, this leads into:

Breakfast Kitchen 12' 0" x 9' 11" (3.65m x 3.02m) (at widest points)

The beautifully appointed kitchen has a window to the front elevation looking into the courtyard. The kitchen is fitted with a fabulous range of contemporary base and wall units, with complementing square edge work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven with ceramic hob and extractor hood above, slim-line dishwasher, washer/dryer, fridge and freezer. Also incorporated within the kitchen is a small breakfast bar. The kitchen has wood laminate flooring, recessed ceiling spotlights and an electric panel radiator. From the kitchen doors provide access through to the lounge and the bedroom.

Lounge 18' 9" x 11' 0" (5.71m x 3.35m) (at widest points)

This nicely proportioned and interestingly shaped reception room has two windows to the side elevation with fitted bespoke blinds, and the staircase rising to the mezzanine floor, beneath the staircase is a useful storage cupboard. A further door leads into the separate cloakroom. This reception room has recessed ceiling spotlights and an electric panel radiator.

Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin. There is a bespoke fitted storage unit with shelving and cupboards beneath, and a further built in useful storage cupboard. The cloakroom has wood laminate flooring, recessed ceiling spotlights and a heated towel rail.

Mezzanine 17' 9" x 10' 5" (5.41m x 3.17m)

The staircase rises from the lounge to the mezzanine floor which has a skylight window to the side elevation. This room is currently utilised as a home office and has both wall and ceiling light points and an electric panel radiator.

Bedroom 12' 10" x 12' 0" (3.91m x 3.65m) (at widest points)

This 'L' shaped double bedroom has a window to the front elevation with fitted bespoke blind. The bedroom has a fitted double wardrobe, wood panelling to the walls, recessed ceiling spotlights and an electric panel radiator. A door provides access into the en-suite shower room.

En-suite Shower Room

The well appointed en-suite is fitted with a walk in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is complemented with wood laminate flooring, part timber panelling to the walls and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

To the front of the property is small communal courtyard which provides an ideal outdoor seating and entertaining space.

Parking

We are informed that residents permit parking is available through Newark and Sherwood District Council. This is subject to availability and clients should check with Newark and Sherwood District Council.

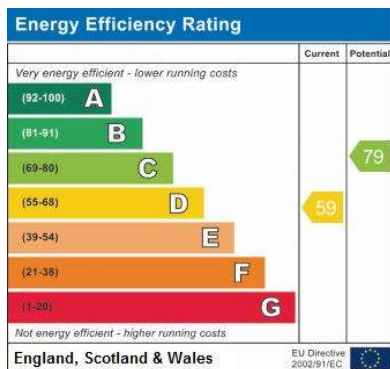
Tenure and Lease Information

The tenure of this apartment is 'Share of Freehold'. The freeholders set up St Mary's Rooms Property Management Company Limited in early 2020 and each apartment pays £35.00 per month to cover for maintenance and insurance costs. The lease is

999 years from 30 August 2018 and there is a ground rent of approximately £100 per annum. This information has been provided to us by the current vendor and prospective purchasers should get their legal representative to verify this information.

Council Tax

The property is in Band A.



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.

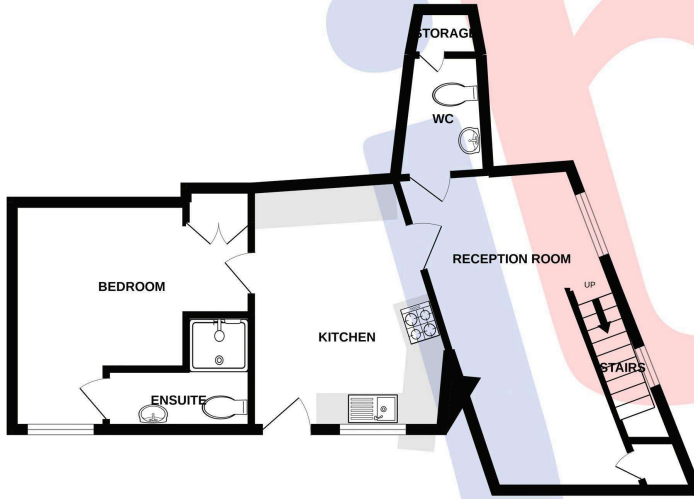
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

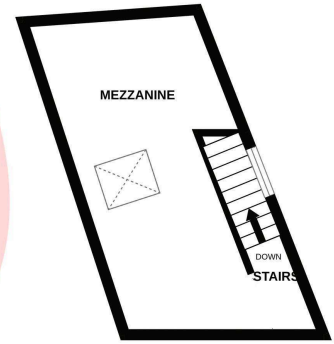
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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: JMP Solicitors - £180.00 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. 00007752 19 May 2026



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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