



## 1 The Gateway

Newark, NG24 1TZ



Book a Viewing

**£125,000**

Step into this unique second-floor apartment that perfectly blends modern style with charming character. Offering a quirky yet homely feel throughout, the property opens into a welcoming hallway complete with a built-in storage cupboard and loft access. The T-shaped lounge diner provides a spacious and flexible living area, ideal for entertaining, relaxing, or even working from home as the current owner does. The modernised kitchen adjoins this space, thoughtfully designed for both practicality and style. Two well-proportioned bedrooms include a main bedroom with its own en-suite shower room, while a separate shower room adds further convenience. With an allocated parking space included, this apartment offers comfort, personality, and functionality in equal measure. Early viewings are highly recommended to truly appreciate all that this distinctive home has to offer. NO CHAIN







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Leasehold.

Years Remaining on Lease – 106 years

Annual Service Charge Amount - £1,220.68

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.





## LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

## ACCOMMODATION

### ENTRANCE HALL

Feature half panelling to walls, radiator, inset spotlights, access to loft space, built-in storage cupboard and doors to living room, bedrooms and to the shower room.

### LOUNGE DINER

19' 1" x 18' 11" maximum measurements in to recess, reduced head height (5.83m x 5.78m) With uPVC double glazed window to the side elevation, double glazed Velux windows to front and rear, vaulted ceiling, radiators and doorway through to kitchen.

### KITCHEN

10' 0" x 9' 8" into recess, reduced head height (3.05m x 2.95m) Fitted wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, undercounter space for washing machine, space for fridge freezer, tiled splashbacks, fitted oven, gas hob, stainless steel extractor hood and wall mounted gas central heating boiler and uPVC double glazed window to the side elevation.

### SHOWER ROOM

7' 8" x 7' 1" maximum measurements into resize, reduced head height (2.35m x 2.17m) Fitted with a white three-piece suite comprising a low level WC, pedestal wash hand basin and shower cubicle with a mains fed shower, tiled splashbacks, radiator, inset spotlights, extractor and a uPVC double glazed opaque window to the side elevation.

### BEDROOM ONE

10' 0" plus door recess/corridor x 10' 1" Into window recess, reduced head height (3.07m x 3.08m) With uPVC double glazed window to the side elevation, inset spotlight, radiator, and door to en-suite shower room.

### EN-SUITE

6' 10" plus shower recess, reduced head height x 4' 7" (2.1m x 1.4m) Fitted with a white three-piece suite comprising a low level WC, pedestal wash hand basin and shower cubicle with a mains fed shower, tiled splashbacks, radiator, inset spotlights, electric shaver point and extractor.

### BEDROOM TWO

9' 5" x 6' 10" reduced head height (2.89m x 2.1m) With uPVC double glazed window to the front elevation, inset spotlight, and radiator.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.