



Warwick Brewery, Newark



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Guide Price £140,000 to £150,000



## 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

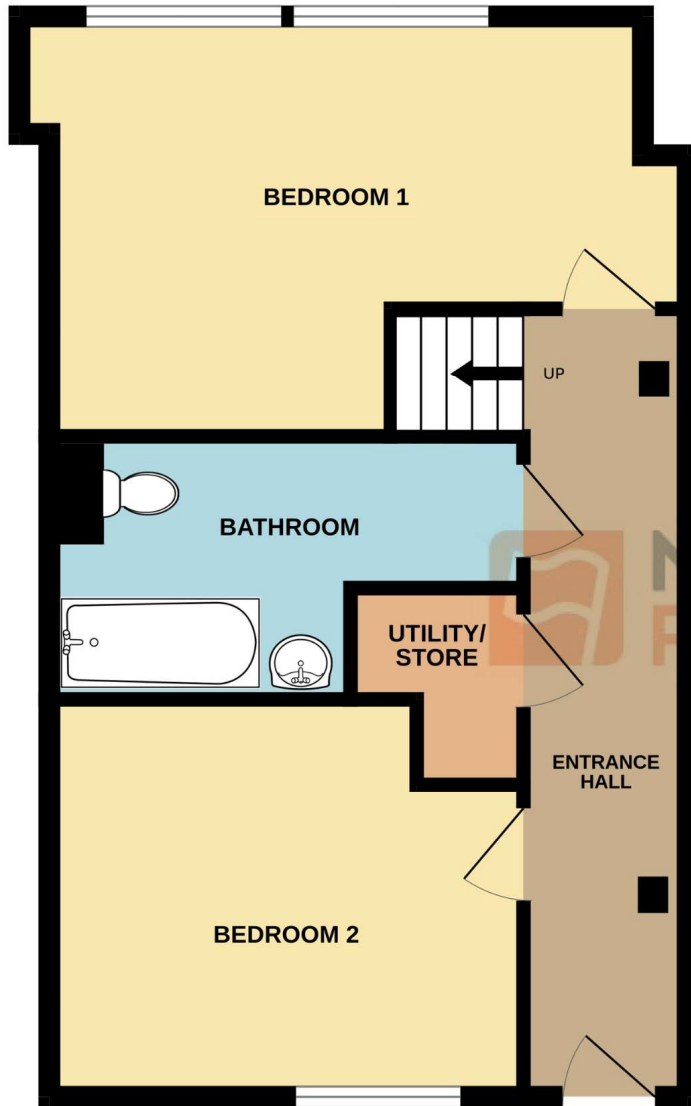
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements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

### Referrals

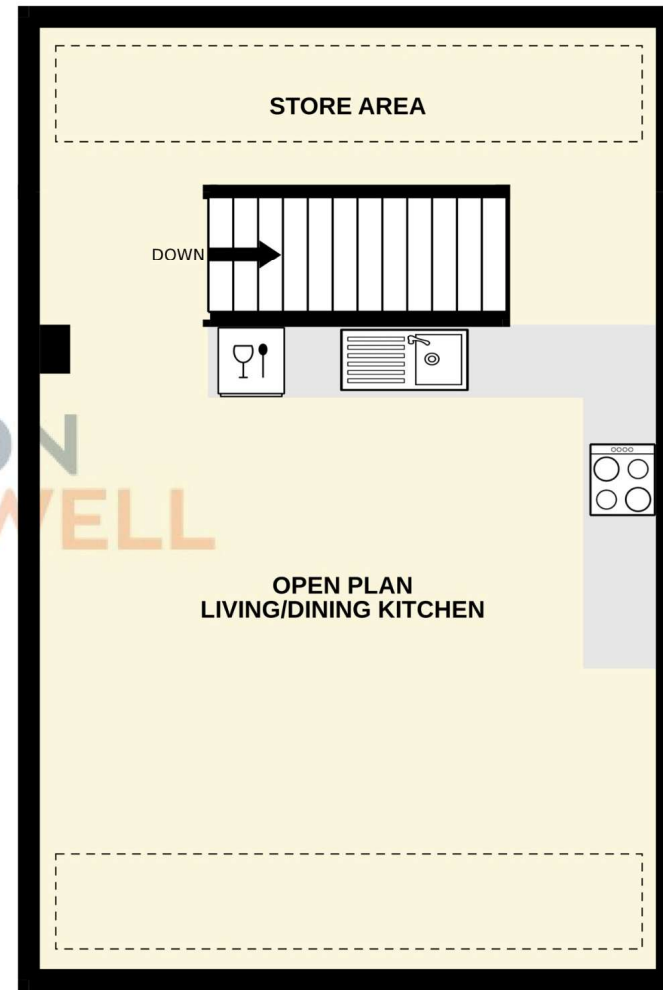
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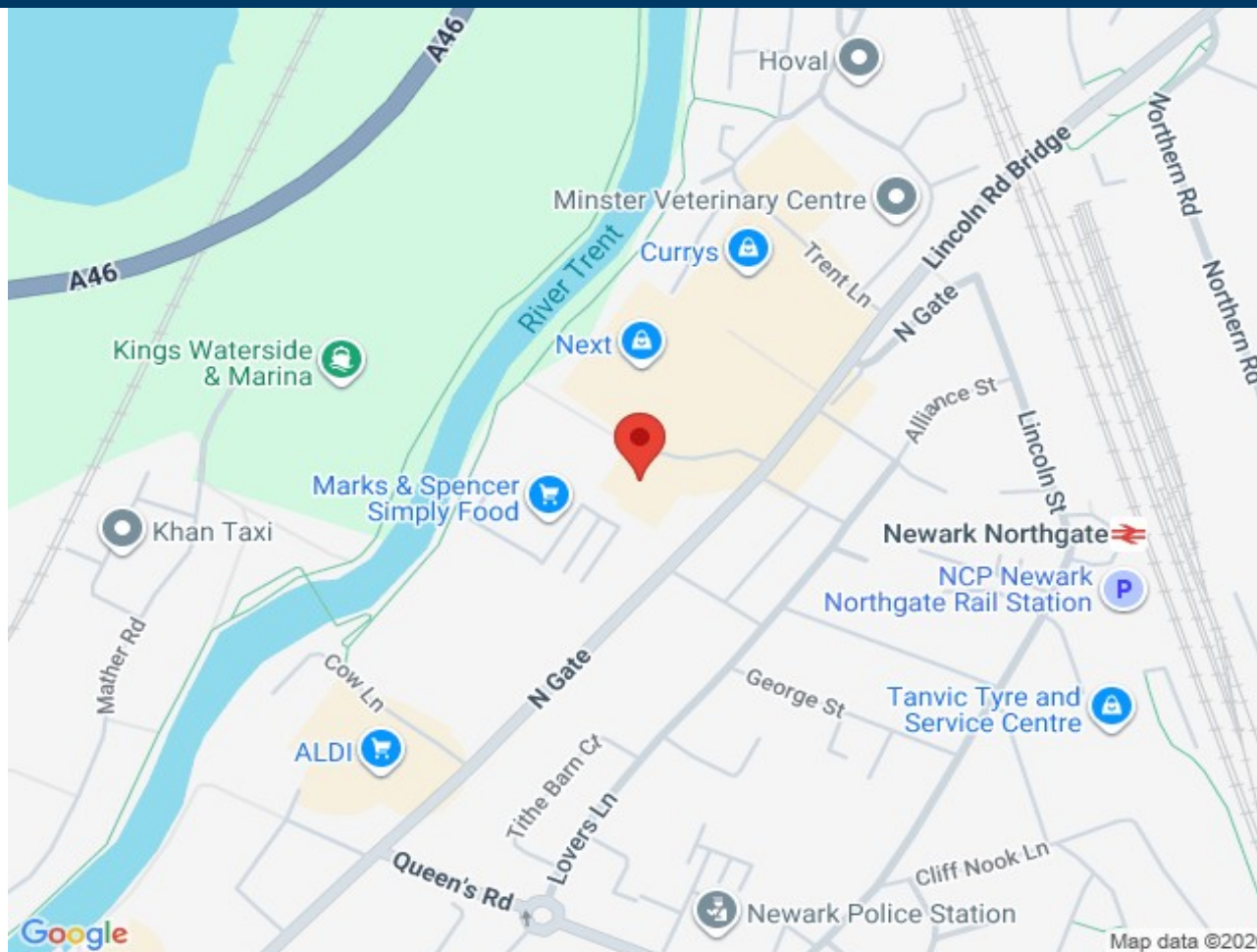


SECOND FLOOR



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		

