18 The Brewhouse Castle Brewery, Newark, NG24 4AF

£100,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

The apartment benefits from gas-fired central heating, a security video entry system and lift access to all floors. Since its previous sale, the property has undergone a programme of tasteful refurbishment including complete redecoration throughout, quality wood-effect laminate flooring, an attractively refitted shower room, refreshed kitchen and the addition of bespoke colonial-style shutters to the bedroom, creating a fresh and modern interior ready for immediate occupation.

The well-planned accommodation comprises an entrance hall leading to a spacious open-plan living, dining and kitchen area. The original girders in the sitting room, kitchen and bedroom have been stripped back, painted black and made a feature. The kitchen has been refreshed with painted units and a contemporary glass splashback behind the hob whilst retaining a range of integrated appliances. There is a generous double bedroom fitted with attractive colonial-style shutters and a beautifully refitted shower room featuring a contemporary white suite incorporating a gloss white vanity unit with two storage drawers, low-level WC, walk-in shower enclosure with composite shower tray, glazed screen and chrome thermostatic shower with both rainfall and handheld attachments. The shower room is completed with stylish wall tiling, a chrome heated towel rail and ceiling-mounted extractor fan.

Residents of The Brewhouse enjoy the security of a gated development together with an allocated parking space, attractive communal gardens and exclusive access to an on-site residents' gymnasium. Originally converted in around 2002, Castle Brewery successfully combines the character and architectural appeal of this landmark period building with the convenience and security of modern apartment living.

The development enjoys a highly convenient position within comfortable walking distance of Newark town centre, with its attractive Georgian Market Square offering an excellent selection of independent shops, cafes, bars and restaurants, together with national retailers and supermarkets including Waitrose, Asda, Morrisons, Aldi and an M&S Foodhall. Newark benefits from two railway stations, with high-speed services from Newark Northgate to London King's Cross in approximately 75 minutes, together with excellent road links via the A1 and A46, making the property ideal for commuters.

Viewing is highly recommended to fully appreciate the quality of presentation and superb location this apartment has to offer.

ENTRANCE HALL

8'10 x 3'3 (2.69m x 0.99m)
(3'3 x 3'1)

Entrance door, Fermax video entry phone, radiator. New wood effect good quality laminate flooring.

OPEN PLAN LIVING & DINING KITCHEN

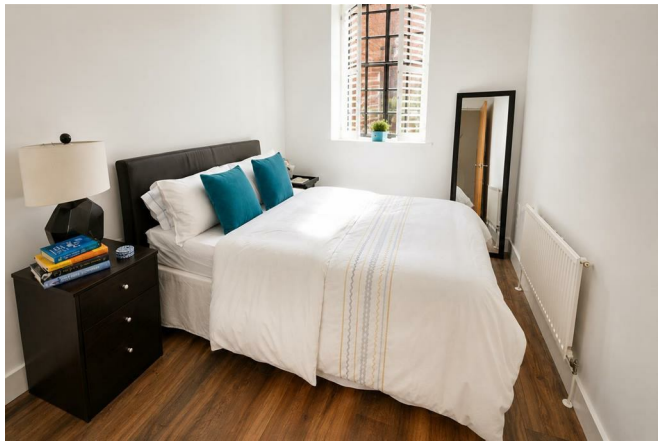
14'5 x 15'3 (4.39m x 4.65m)
(maximum measurement including walk in cupboard)

This room has been redecorated and new wood effect laminate flooring fitted. Two tall original windows to the rear elevation allow plenty of light into the room and overlook the courtyard and gardens. There are four double power points, television point and telephone point. Walk in cupboard has been painted housing the Alpha Evoke 28 NX gas fired central heating boiler, electric consumer unit and a new washing machine fitted which will be included in the sale. The boiler has a 5 year guarantee remaining. Please note that the window frames have been repainted.

KITCHEN AREA
11'2 x 4'6 (3.40m x 1.37m)

Tall window to the rear elevation allowing plenty of light into the kitchen space and views overlooking the courtyard and garden. The kitchen units have been repainted and comprise base cupboards and drawers with working surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap. Integral appliances include a SMEG dishwasher, electric oven, gas hob and extractor over. Additionally there is a built in SMEG fridge freezer. Mosaic design tiling to splashbacks. A new glass splashback panel has been fitted behind the hob, matching eye level wall mounted cupboards, three double power points. New wood effect laminate flooring.

BEDROOM
10'9 x 8'3 (3.28m x 2.51m)



Radiator, tall original window to rear elevation allowing plenty of daylight into the room and views of the rear garden and courtyard. Floor to ceiling white fitted wardrobe. Television point, telephone point and double power point. New colonial style window shutters have been fitted along with good effect laminate flooring.

SHOWER ROOM
7'3 x 5'11 (2.21m x 1.80m)

The shower room has been refitted with a new white suite including low suite WC, wash hand basin with a gloss white vanity unit under incorporating two storage drawers. New shower cubicle with composite shower tray, glass screen, wall mounted chrome shower fitting with rain head and hand held shower. Tiling to splashbacks. Good quality full wall tiling to two walls, Manrose extractor, new grey flooring. The original pullcord light switch has been removed and a new one placed on the outside in the hallway, heated chrome finish towel rail.

OUTSIDE
There is one allocated car parking space and use of communal gardens and courtyard for Castle Brewery residents. Work to all the exterior paintwork on the building has just been carried out, all owners paid separately for this.

GYM
Use of the gym is including in the management fees. The gym is located in the basement of The Brewhouse.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is leasehold. 200 year lease from 2003. Ground rent is £125 annually Service charge in 2026 is £1,827.40 per annum.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

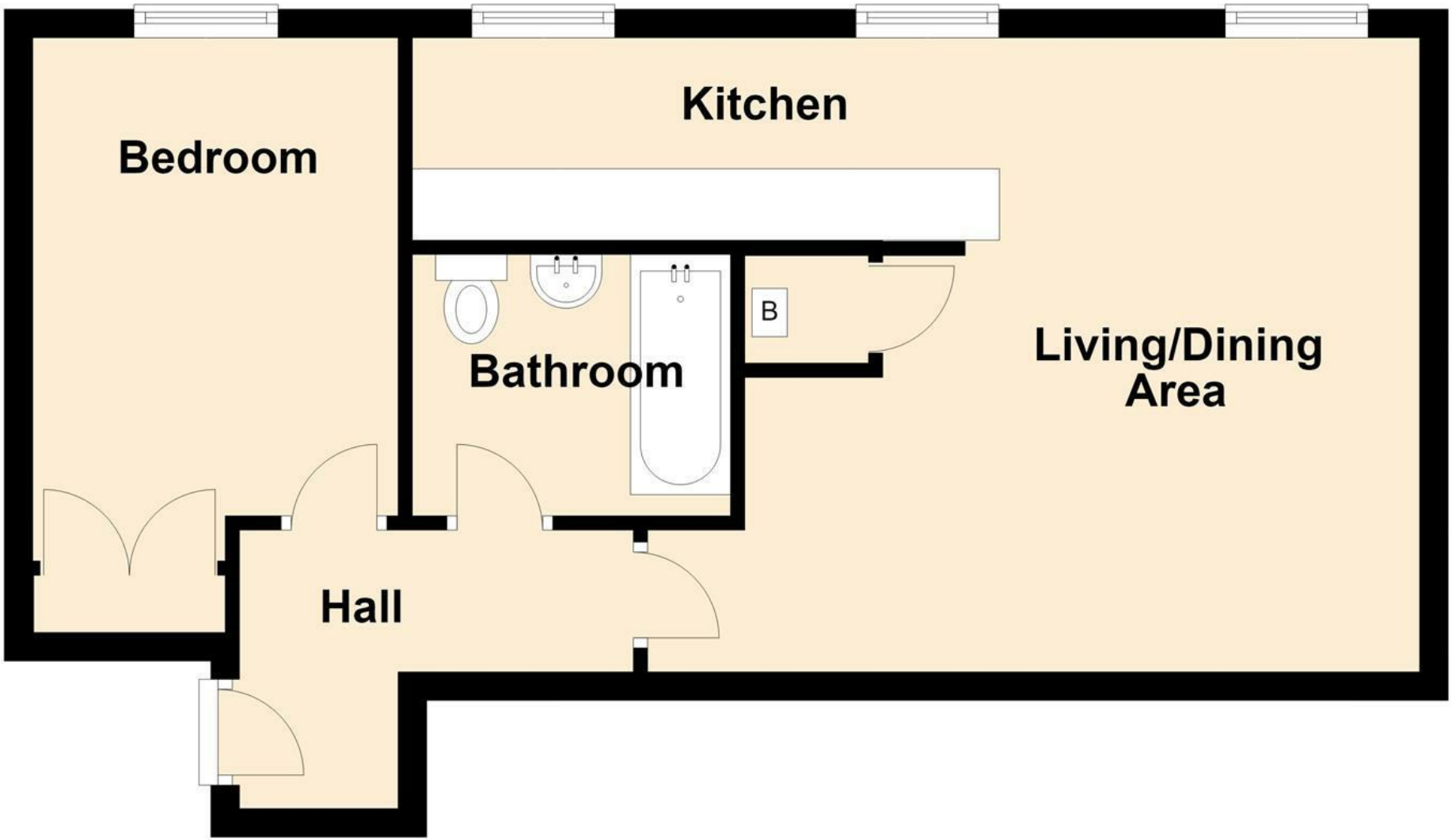
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band B.

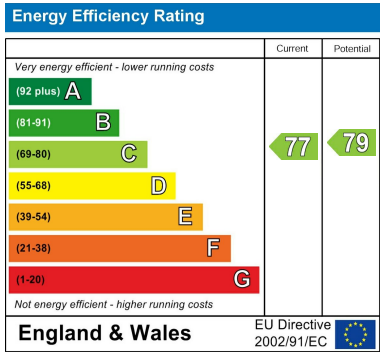
AGENTS NOTE
Photographs have been digitally altered. AI tools were used to enhance lighting and sky. We advise interested parties to physically view the property to verify its true condition.

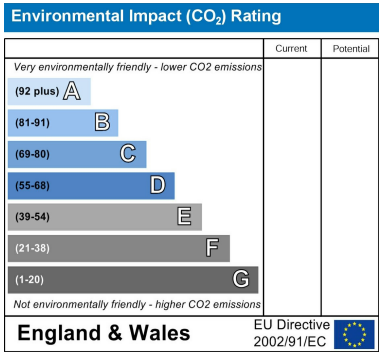
Floor Plan

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 43.7 sq. metres (470.5 sq. feet)





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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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