



Guildhall Street, Newark



Guide Price £125,000 to £130,000



## Key Features

- Town Centre Location
- First Floor Apartment
- Two Double Bedrooms
- Family Bathroom/Utility
- Open Plan Living/Dining Kitchen
- Pleasant Balcony Space
- No Chain
- Council Tax Band: A
- EPC Rating: B
- Tenure: Leasehold





**\*MARKETED WITH NO CHAIN\*** Pleasantly nestled in the heart of Newark town centre, this spacious first floor apartment is located in a sought-after conservation area and falls within a stone's throw of the host of local amenities the town has to offer. Representing a brilliant first time or investment purchase, the apartment is one of only 3 apartments within the building, with all 3 owners being Directors of the management company.

The apartment's bright and airy accommodation comprises: entrance hallway with large storage cupboard, two double bedrooms, three-piece family bathroom suite with utility area, and a wonderful open plan L-shaped living/dining kitchen space that has a pleasant balcony space and the kitchen has appliances to include a four-ring electric hob, electric oven and integrated dishwasher. The apartment has resident permit parking available on Balderton Gate, and other features include double glazed sash windows and gas central 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 - 6A-C Management Company Ltd (All 3 apartments are Directors)

Years Remaining on Lease - 243 years - 250 years from 01/04/2019

Current Ground Rent - £150 per annum

Current Service Charge - £100 per month. Buildings Insurance is included within the service charge.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 13'2" x 4'3" (4m x 1.3m)

maximum measurements

Store 4'7" x 3'2" (1.4m x 1m)

Open Plan Living/Dining Kitchen:

Kitchen Area 10'10" x 8'7" (3.3m x 2.6m)

Lounge/Diner Area 18'11" x 13'10" (5.8m x 4.2m)

maximum measurements

Balcony 9'10" x 2'10" (3m x 0.9m)

Bedroom One 12'1" x 9'5" (3.7m x 2.9m)

maximum measurements

Bedroom Two 11'8" x 9'3" (3.6m x 2.8m)

maximum measurements

Bathroom/Utility 10'4" x 7'1" (3.1m x 2.2m)

#### Agent's Note - Windows

The windows in the property are wooden double glazed sash windows.

#### Agent's Note

There are shared communal areas within the building. The property is located within a conservation area. For further information please contact the office.

#### Services

Mains gas, electricity, water and drainage are connected.

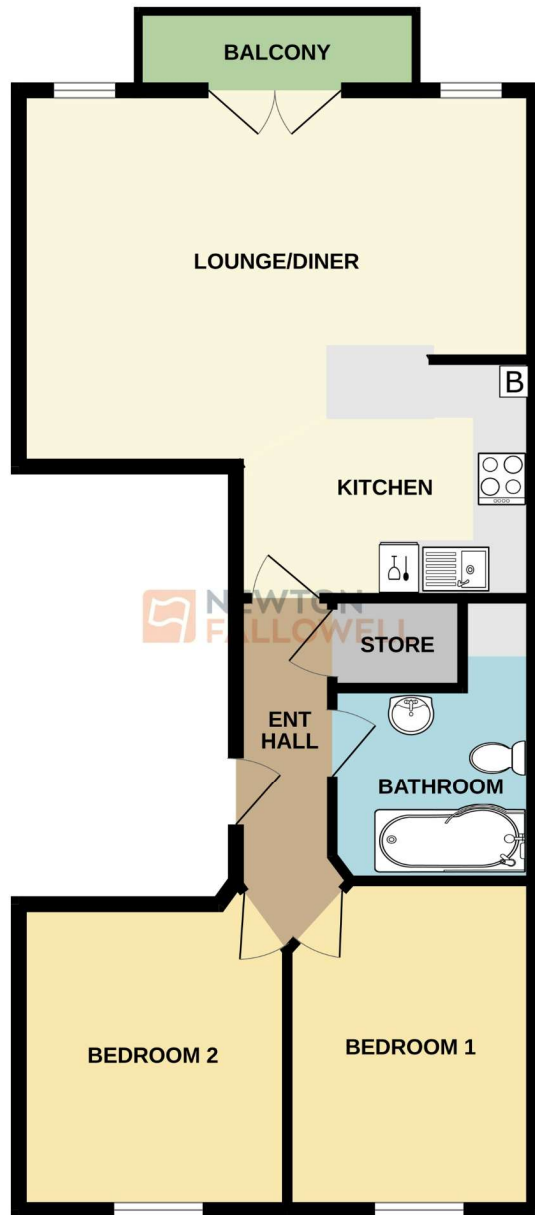
#### Agent's Note - Sales Particulars

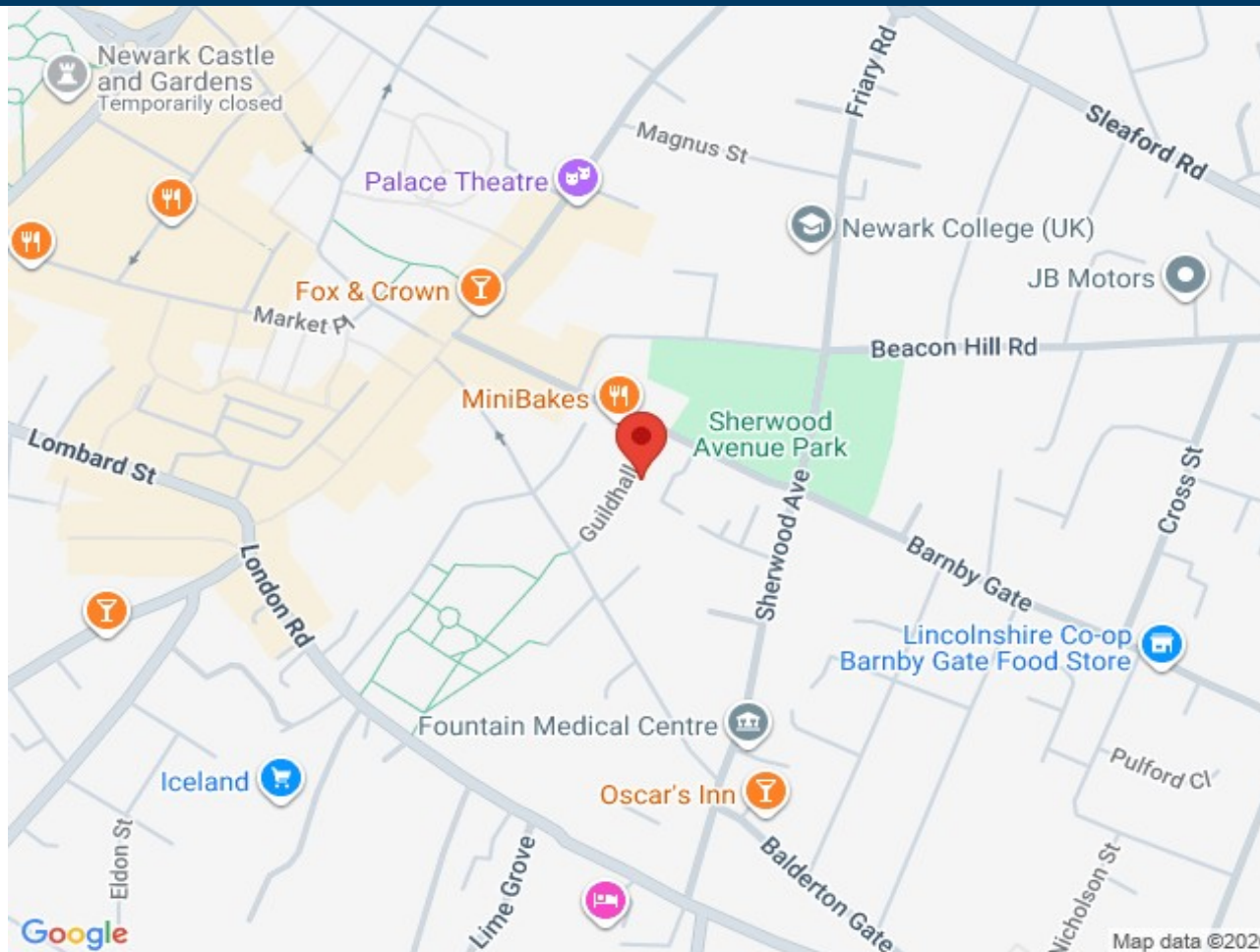
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements 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 choose to arrange a survey through them. For more information, please call the office.

FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

