



Warwick Brewery, Newark
Asking Price £139,950



Warwick Brewery

Newark

This spacious second floor apartment offers a blend of modern living and charming character features, making it an ideal first time buy. The property boasts two generous bedrooms, providing comfortable accommodation for individuals, couples or small families.

There is accommodation comprising of: a modern fitted kitchen with electric hob, electric oven and integrated fridge freezer, this then opens up into a living area, the bright and airy living space is enhanced by delightful period details, creating a welcoming and unique atmosphere. There are then two generous bedrooms, bedroom one is complemented by a useful utility room/space, off the hallway there is also a fitted bathroom.

Outside, the apartment benefits from an allocated parking space, ensuring secure and convenient parking at all times. The property is located within walking distance to the town centre, allowing easy access to shops, cafes, restaurants and public transport links. Residents can enjoy the local parks and green spaces nearby, perfect for relaxing or outdoor activities. This apartment combines comfortable living with the convenience of town centre amenities, making it a superb choice for first time buyers or investors alike.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Lease Details

Management Company - Eddisons Years Remaining on Lease - 125 years from and including 24 March 2010, approximately 108 years remaining Current Ground Rent per annum - £100 Current Service Charge - Approximately £2,700 per annum, Buildings Insurance is included within the service charge

Lounge

16' 8" x 10' 1" (5.08m x 3.07m)

Kitchen

10' 1" x 10' 2" (3.07m x 3.10m)

Bedroom One

28' 7" x 14' 7" (8.71m x 4.45m)
maximum measurements

Utility Room

5' 9" x 5' 2" (1.75m x 1.57m)

Bedroom Two

14' 7" x 8' 4" (4.45m x 2.54m)

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m)

Agent's Note - Listed Building

Please note the apartment is in a Grade II Listed building.

Agent's Note - Windows

The windows in the property are wooden double glazing.

Agent's Note

The apartment shares communal areas within the building.



Services

Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 911 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.





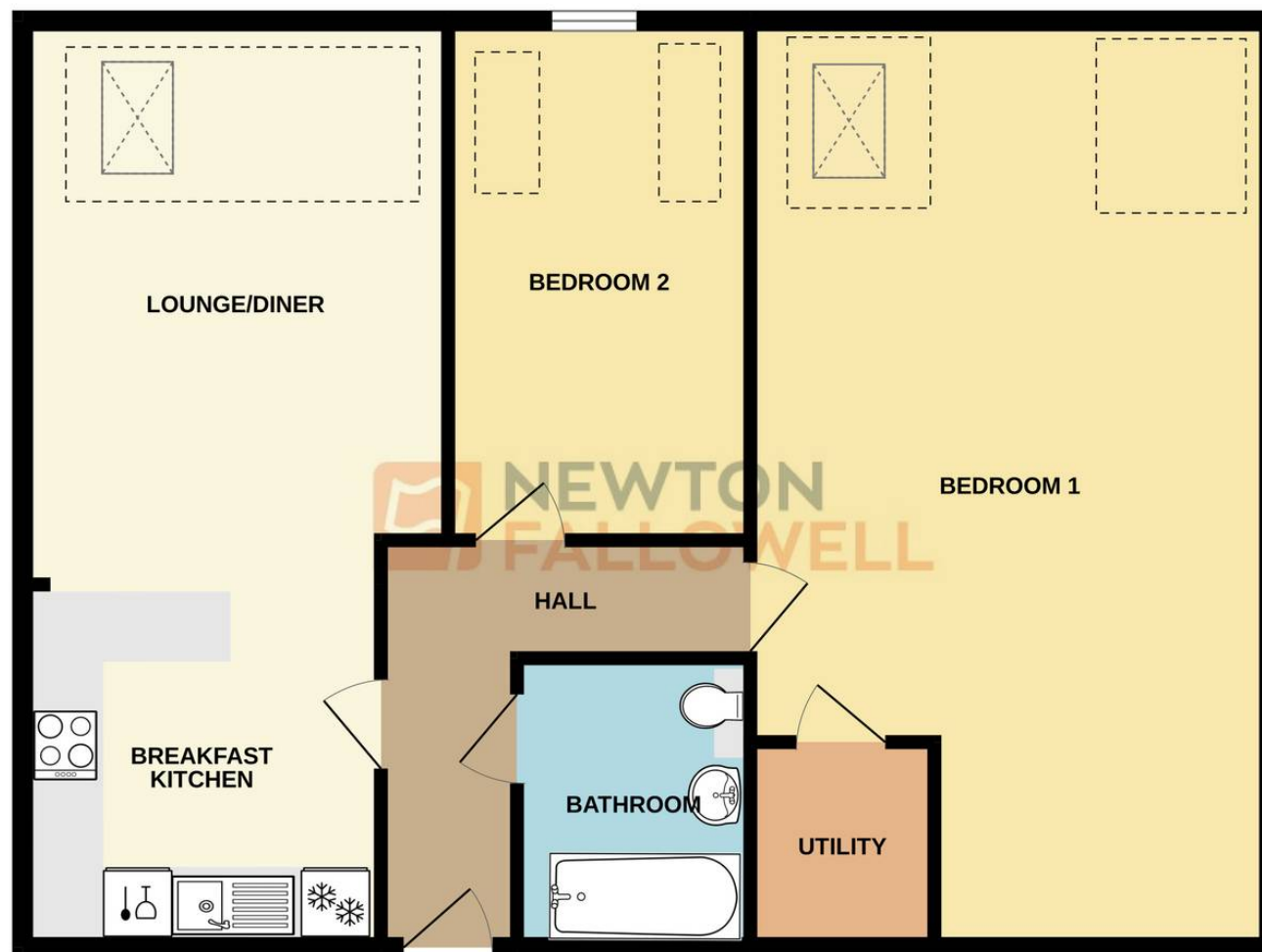
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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.

GROUND FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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