

Warwick Brewery, Newark

Guide Price £130,000 to £140,000

NEWTON FALLOWELL

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.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.





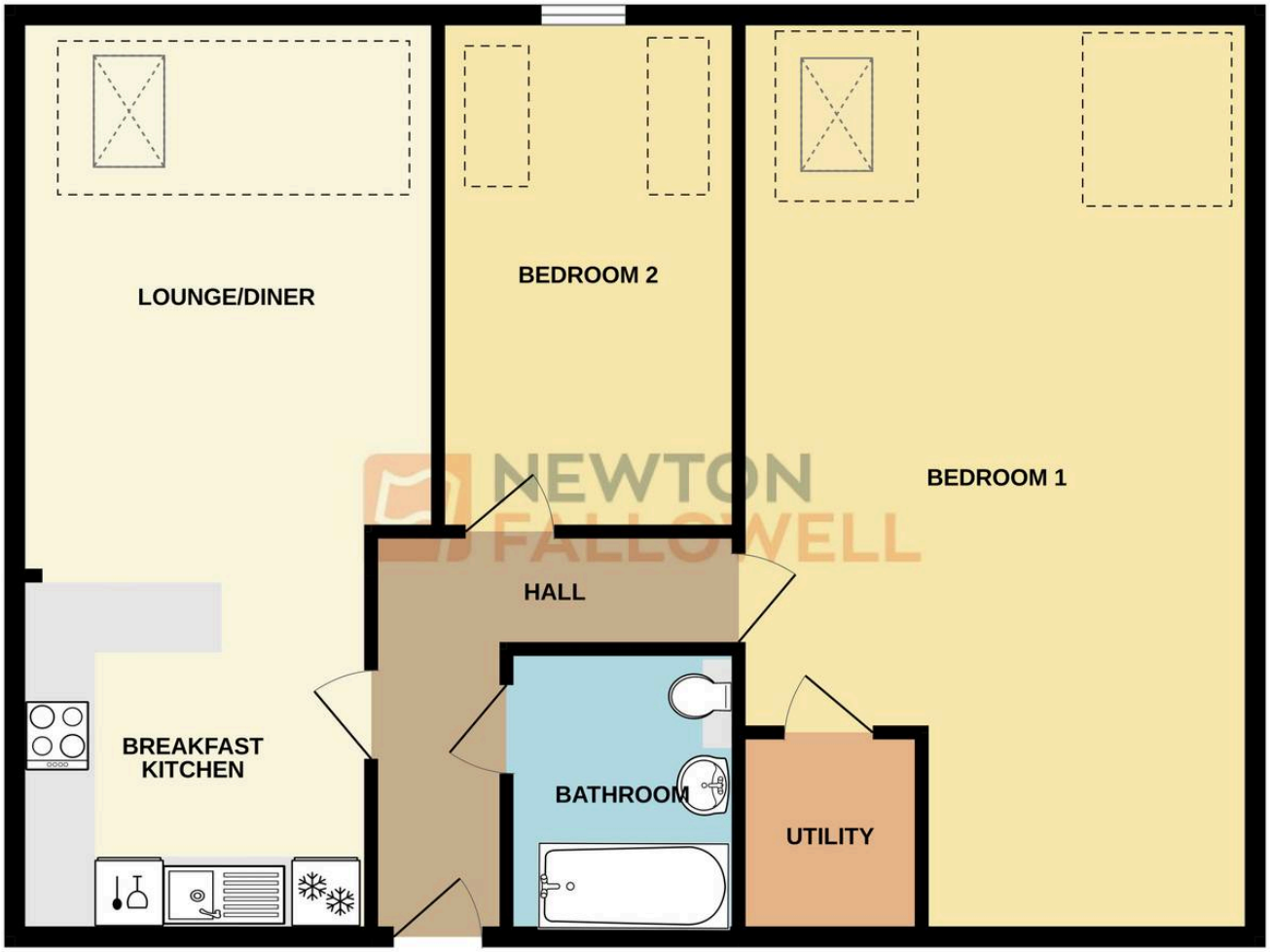
Anti-Money Laundering Regulations

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 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



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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