



Penthouse Apartment, The Brewhouse, Castle Brewery,

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 OLIVER REILLY



# The Brewhouse, Castle Brewery, Newark

- IMPRESSIVE PENTHOUSE APARTMENT
- SECURE, CONVENIENT & GATED COMPLEX WITH GYM!
- LUXURIOUS FOUR-PIECE BATHROOM & CLOAKROOM W.C
- MEZZANINE MASTER BEDROOM WITH CUPOLA & OUTLOOK
- ELECTRIC GATED ENTRANCE, ALLOCATED PARKING SPACE & COMMUNAL GROUNDS
- TWO DOUBLE BEDROOMS
- MAGNIFICENT 36 FT OPEN-PLAN LIVING SPACE
- HIGH-QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- PANORAMIC OUTLOOK & CONVENIENT CENTRAL LOCATION
- A MUST VIEW! A COMPLETE ONE-OFF! Tenure: Leasehold EPC D'

A PICTURE PERFECT PENTHOUSE!... SIMPLY LIKE NO OTHER!...

"This is the highest residential building in Newark, with arguably the most fascinating views around."

- Vendor, Apartment 28, The Brewhouse.

SEEING IS BELIEVING!... As words simply fail to replicate the magnitude of appreciation we have for this SPECIAL, SUBSTANTIAL & SEAMLESSLY STYLED HOME.

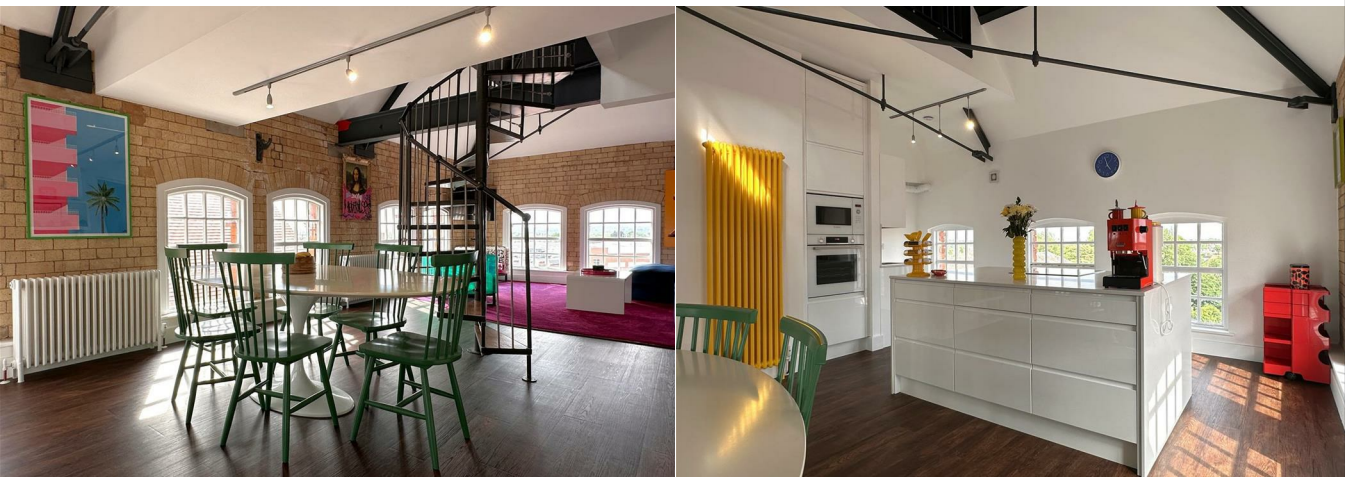
Captivated by a convenient central location, inside a highly renowned and historic building. Constructed in the 19th Century and converted into an executive apartment complex in 2002. Apartment 28 is THE BEST OF THE BUNCH! Not only does it exceed expectations, with PANORAMIC VIEWS across Newark. The exceptional thought and ENDLESS QUALITY THROUGHOUT will be apparent from the moment you step inside...

The apartment boasts a COPIOUS FREE-FLOWING LAYOUT that spans approximately 1,750 square/ft, comprising: Inviting reception hall, a stunning cloakroom W.C with extensive fitted cupboard and a useful utility store. A dual-aspect double bedroom, LUXURIOUS FOUR-PIECE BATHROOM with 'his and hers' wash hand basins, a large shower and DOUBLE-ENDED COPPER BATH!

If you though that was special. Wait until you see the OUTSTANDING 36 X 22 FT OPEN-PLAN LIVING/ DINING KITCHEN SPACE. Flooded with natural light, enticing views and LIVING VERSATILITY AT IT'S FINEST! The stylish kitchen is enhanced with integrated appliances. A cast-iron spiral staircase leads up to a MESMERISING DUAL-ASPECT MASTER BEDROOM, with mezzanine views over the lower-floor and access up to the ORIGINAL CUPOLA! Enjoying a birds-eye view over the Town. Particularly special on Bonfire Night... So we have been told!

The Grade II listed building provides single glazed windows and GAS CENTRAL HEATING. Via a modern 'BAXI' combination boiler.

The complex is enhanced by a secure electric gated entrance, ALLOCATED PARKING SPACE, well-tended communal grounds and an on-site gymnasium. Internal viewings are ESSENTIAL! This home is in a LEAGUE OF IT'S OWN!



Guide Price £230,000



|                                         |                              |
|-----------------------------------------|------------------------------|
| RECEPTION HALL:                         | 13'9 x 6'7 (4.19m x 2.01m)   |
| CLOAKROOM W.C:                          | 6'8 x 5'8 (2.03m x 1.73m)    |
| SUPERB OPEN-PLAN LIVING/DINING KITCHEN: | 36'5 x 22'5 (11.10m x 6.83m) |
| Max measurements provided.              |                              |
| BEDROOM TWO:                            | 13'3 x 10'9 (4.04m x 3.28m)  |
| LUXURIOUS FOUR-PIECE SHOWER ROOM:       | 16'3 x 15'9 (4.95m x 4.80m)  |
| Max measurements provided.              |                              |
| FIRST FLOOR MASTER BEDROOM:             | 28'6 x 19'4 (8.69m x 5.89m)  |
| Max measurements provided.              |                              |

**SECOND FLOOR CUPOLA:**  
A truly unique space, accessed via a the master bedroom. Enjoying captivating panoramic views across the Town Centre.

**COMMUNAL GYMNASIUM:**  
Located in the basement of the Brewhouse building. Use of the communal 'on site' gymnasium is permitted and included in the management fee.

**ALLOCATED PARKING SPACE:**  
The rear of the complex provides a secure electric gated vehicle entrance, located off London Road. This leads down to a communal carpark with a large canopy. There is one ALLOCATED PARKING SPACE associated with this apartment. Identified via the photograph in our particular's. There are two visitor parking spaces available in the complex. On a first come, first served basis, with a parking permit required.

**EXTERNAL COMMUNAL GROUNDS:**  
There are attractive and well-tended communal grounds, located within the complex. Providing a range of lovely seating areas and opportunities to relax and unwind.

**Approximate Size: 1,750 Square Ft.**  
Measurements are approximate and for guidance only.



#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, vi a modern 'BAXI' combination boiler. Original retained single glazing throughout, a communal lift and secure video phone entry system.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Broadband Information:

There is currently Superfast broadband available with up to 80 MBPS download speed.

#### Tenure: Leasehold

Sold with vacant possession on completion.

#### Lease Information:

Management Company: Franklin Management Ltd  
Length Of Lease: 199 years commencing from 1st January January 2002.

Years Remaining on Lease: 175 Years.

Current Ground Rent: £125 a year. Payable from 1st January.

Current Service Charge: £3,000 a year. £1,500 is paid every six months. This INCLUDES buildings insurance, cleaning of the windows, lift maintenance, access to an allocated parking space and use of the communal gymnasium.

Please note: This information has been provided by the vendor and has not been clarified by the agent.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

This property is conveniently located for ease of access to the Town Centre. The apartment is positioned on one of the Towns most sought after positions, with excellent access down to the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

#### Viewing Arrangements:

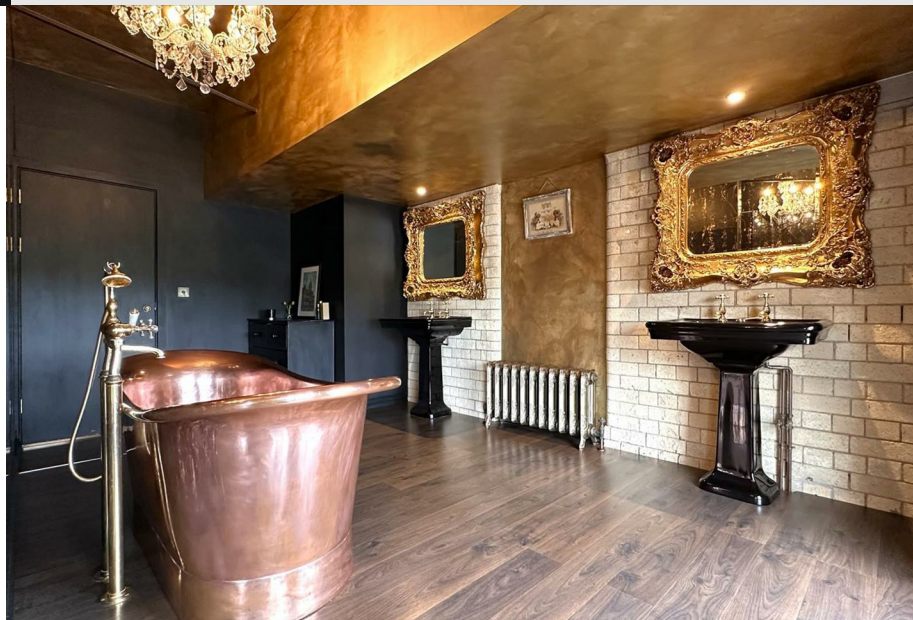
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

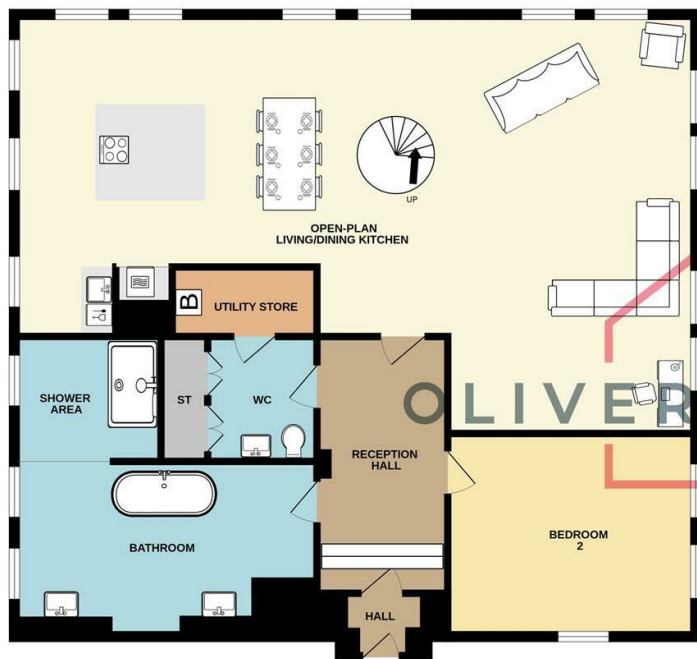
#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

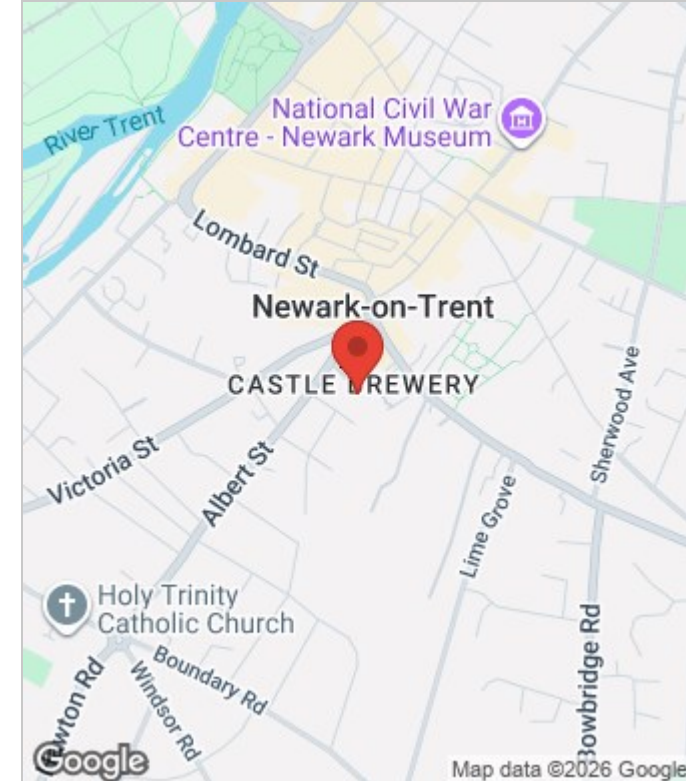
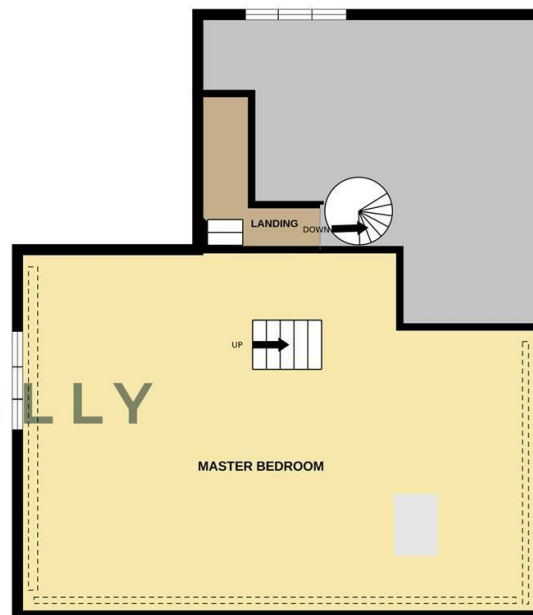




GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>78</b> |
| (55-68) <b>D</b>                            | <b>64</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England &amp; Wales

EU Directive  
2002/91/EC