



Barnby Road, Newark



Guide Price £180,000 to £185,000



Key Features

- Luxurious Duplex Apartment
- Two Double Bedrooms
- Ensuite & Shower Room
- Open Plan Living Accommodation
- Lounge/Diner & Breakfast Kitchen
- Private Low Maintenance Garden
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Leasehold





MARKETED WITH NO CHAIN Extensively renovated over recent years, this marvellous duplex apartment is conveniently situated within walking distance of Newark town centre, as well as local train stations with access to London Kings Cross Station & Nottingham/Lincoln City Centre. This magnificent home benefits from its own private low maintenance garden, two allocated parking spaces and a beautiful open plan lifestyle.

The Bell Tower is a magnificent conversion of a Victorian School building and Apartment 'No.3' has been tastefully improved across the last few years, to include a new kitchen, ensuite, shower room, windows and doors. The accommodation comprises: open plan living to the ground floor to include a generous living space with feature log burning stove, and a superb kitchen with breakfast bar, four ring induction hob and electric oven. The ground floor is completed with a double bedroom and ensuite shower room. The first floor enjoys a further double bedroom and luxurious shower room.

Externally, this apartment enjoys a SOUTH FACING frontage that has been designed for low maintenance with both an enclosed block paved and gravelled area giving access to the property. There is also a car port and allocated parking for two vehicles. Other features of this home include electric heaters, which are wi-fi enabled, and UPVC double glazing. Viewing will be key to appreciate the quality and charm of this unique duplex apartment.

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 - HML PM Ltd

Years Remaining on Lease - 999 years from 1 January 2005 (978 years remaining)

We are informed by the current vendor the service charge is paid quarterly at a cost of £314.77 and a Reserve Fund of £21.88, which totals £336.65.

We have been advised that the buildings insurance is included within the service charge, as well as a reserve fund.

The owner of the apartment will have one share in the Freehold under The Bell Tower (Newark) Management Ltd, which is controlled by the residents on the development (i.e. one share per household), so therefore no ground rent is payable.

ACCOMMODATION - Rooms & Measurements

Open Plan Living:

Lounge/Diner 22'11" x 12'3" (7m x 3.7m)

Breakfast Kitchen 11'5" x 7'11" (3.5m x 2.4m)

Ground Floor Bedroom 11'3" x 7'11" (3.4m x 2.4m)

Ensuite Shower Room 6'10" x 6'0" (2.1m x 1.8m)



First Floor Landing

Double Bedroom 13'1" x 11'10" (4m x 3.6m)
maximum measurements

Shower Room 9'9" x 8'7" (3m x 2.6m)
maximum measurements

Agent's Note

The property has a shared car park and bin store.

Services

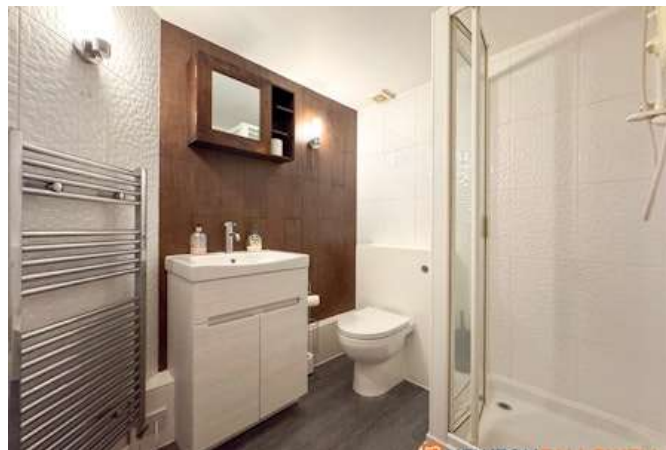
Mains electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

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

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

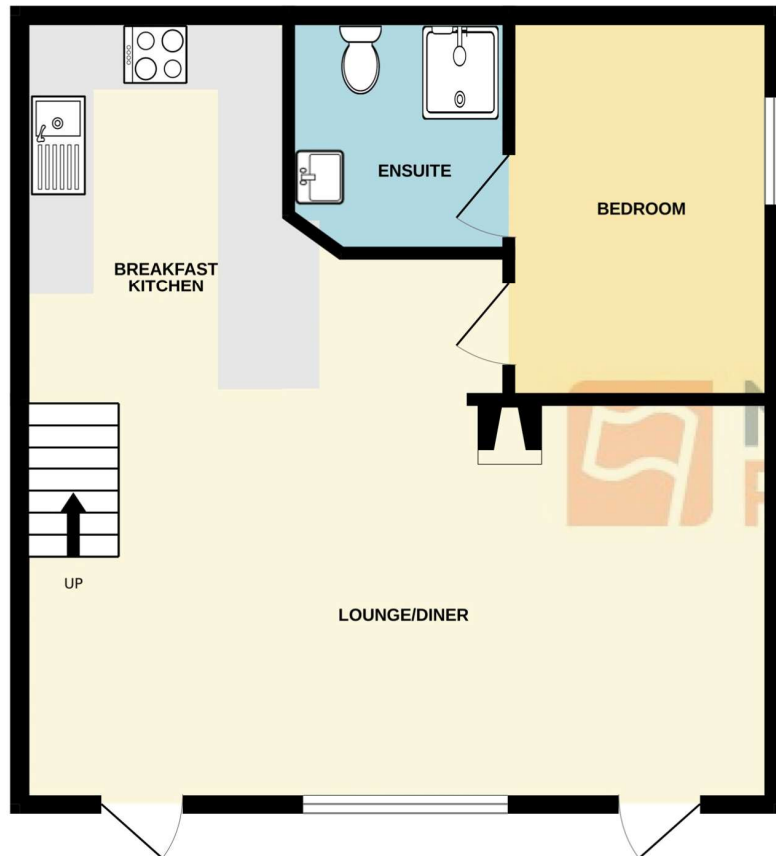
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

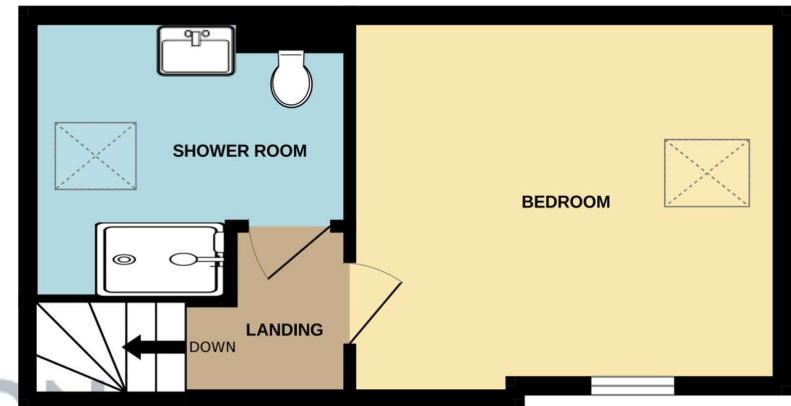
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

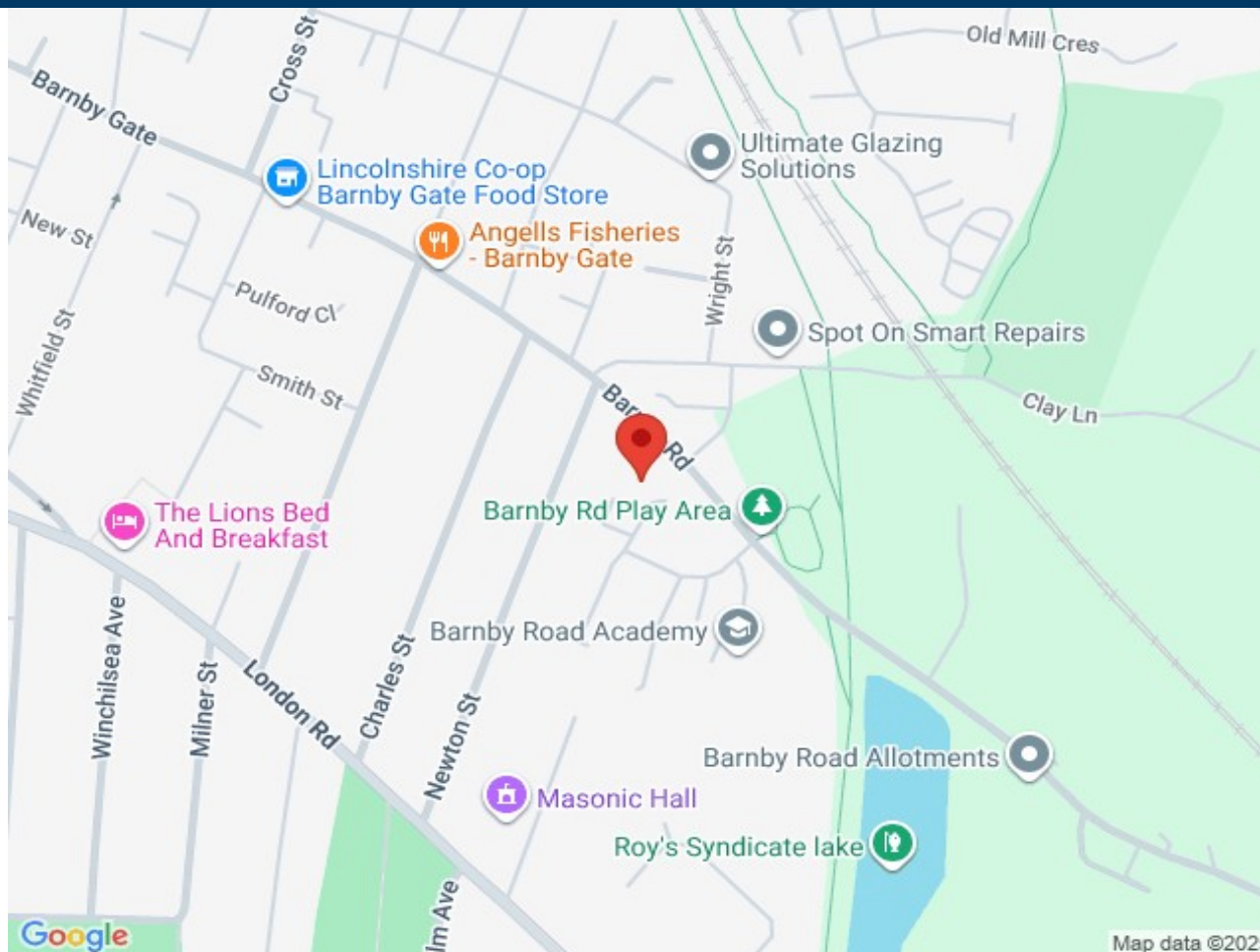


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		