



Warwick Brewery, Newark  
Guide Price £110,000 to £120,000



## Warwick Brewery

### Newark

MARKETED WITH NO CHAIN Positioned on the first floor within the delightful Grade II listed Warwick Brewery Complex, this spacious apartment combines characterful features with contemporary living with the hub of the apartment a wonderful open plan living/dining kitchen. The apartment represents a brilliant first time purchase or lock-up-and-leave, and falls within comfortable walking distance of a range of local amenities, whilst providing easy access to both train stations.

The apartment's accommodation comprises: inviting entrance hallway, large double bedroom, quality three piece bathroom suite and the stunning open plan living/dining kitchen which boasts exposed brick walls, high ceiling and appliances in the kitchen to include a four ring electric hob, electric oven, integrated fridge, freezer and dishwasher.

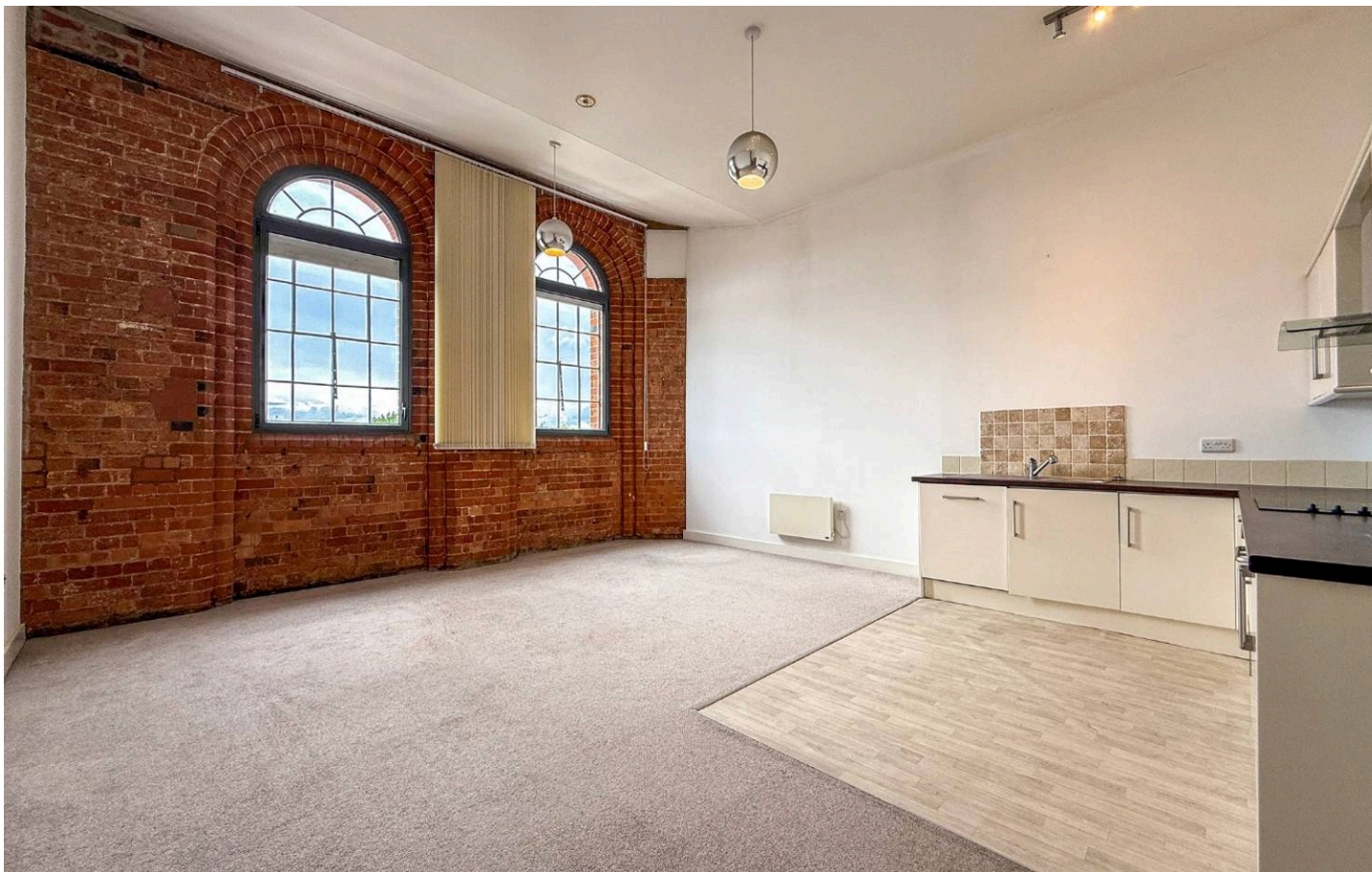
Externally, the apartment benefits from an allocated parking space and visiting parking. Other features include a communal lift, telephone entry system, electric heating and secondary glazed windows.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





#### 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 £1,800 per annum, buildings insurance is included within the service charge

#### Entrance Hall

19' 8" x 5' 2" (5.99m x 1.57m)

#### Open Plan Living/Dining Kitchen

19' 8" x 17' 3" (5.99m x 5.26m)

maximum measurements into windows

#### Double Bedroom

15' 3" x 11' 9" (4.65m x 3.58m)

#### Bathroom

8' 4" x 7' 6" (2.54m x 2.29m)

#### Agent's Note - Listed Building

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



#### Agent's Note - Windows

The windows in the apartment are Secondary Glazed.

#### 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 718 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. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, 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.





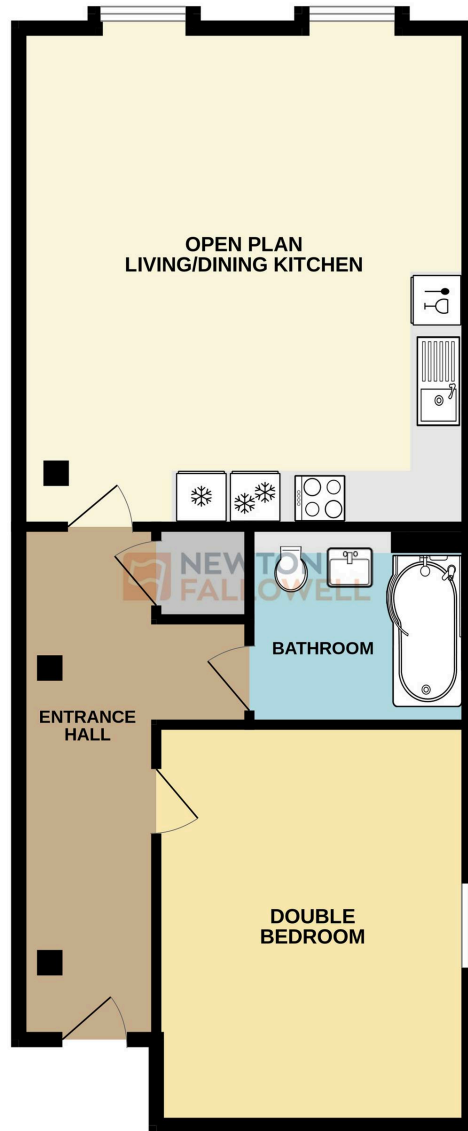
### **Anti-Money Laundering Regulations**

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.

FIRST FLOOR





## Newton Fallowell

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 **NEWTON FALLOWELL**