



The Offices Castle Brewery, Newark NG24 4AF

welcome to

The Offices Castle Brewery, Newark

NO ONWARD CHAIN! A well-presented first floor apartment ideally situated close to the town centre with fantastic amenities and benefits from an ensuite to the master bedroom. There is also gated access with allocated parking.



Entrance Hall

Access into the building is via a secure phone entry system.

Living Room

18' 7" x 14' 8" (5.66m x 4.47m)

Two radiators, single glazed window with secondary glazing and two single glazed sash windows.

Kitchen

9' 11" x 8' 5" (3.02m x 2.57m)

A range of low and eye level units with gas hob, oven, integrated fridge/freezer, stainless steel sink and drainer, integrated dishwasher and plumbing for washing machine. Single glazed sash window to the rear.

Bedroom One

12' 7" x 12' (3.84m x 3.66m)

Radiator and two single glazed sash windows to the front.

Ensuite

Part tiled with WC and wash hand basin.

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

Radiator and two single glazed windows with secondary glazing to the front.

Bathroom

Part tiled three piece bathroom with WC, wash hand basin, radiator and bath with shower over.

Parking

Gated parking with one allocated space and visitor communal parking area available.

Agents Note

The property lies within a Grade II listed building.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Offices Castle Brewery, Newark

- NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- MASTER BEDROOM WITH ENSUITE
- KITCHEN WITH INTEGRATED APPLIANCES
- GATED COMMUNITY

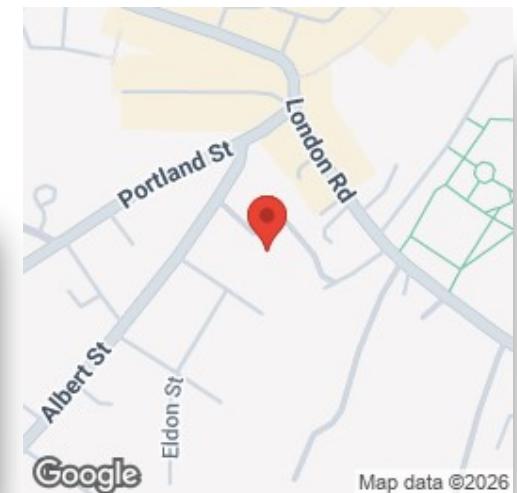
Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWK106318 - 0006

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