



Warwick Brewery, Newark
Guide Price £130,000 to £140,000



Warwick Brewery

Newark

MARKETED WITH NO CHAIN Located on the top floor of the stunning Grade II Listed Warwick Brewery complex, this delightful duplex apartment boasts deceptively spacious accommodation, combined with a range of marvellous character features to include exposed beams and cast-iron pillars. Representing a brilliant first-time home or investment purchase, this home falls within comfortable walking distance of a host of local amenities, including easy access to the Newark North Gate train station with direct links to London Kings Cross. During the ownership, the apartment has recently had newly installed electric heaters and majority new flooring (excluding bedroom one and the bathroom).

The apartment's accommodation comprises: inviting entrance hallway with useful utility/store cupboard, two double bedrooms, quality family bathroom and stairs rising to a magnificent open plan living/dining kitchen space with a delightful, vaulted space, flooding this area with light. The kitchen enjoys appliances to include a four-ring electric hob, electric oven and integrated dishwasher. Outside, the apartment benefits from its own allocated parking space with further visitor parking available. Other features include a communal lift, telephone entry system, double glazed windows and electric heating.

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 109 years remaining Current Ground Rent per annum - £100 Current Service Charge - Approximately £218 per month, buildings insurance is included within the service charge

Entrance Hall

21' 1" x 4' 3" (6.43m x 1.29m)

Bedroom One

17' 3" x 11' 0" (5.26m x 3.35m)
maximum measurements

Bedroom Two

12' 8" x 10' 5" (3.86m x 3.17m)
maximum measurements

Family Bathroom

12' 6" x 6' 10" (3.81m x 2.08m)
maximum measurements

Open Plan Living/Dining Kitchen

22' 2" x 16' 11" (6.76m x 5.16m)
maximum measurements (excluding store area)

Agent's Note - Listed Building

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

Agent's Note - Windows

The apartment has wooden double glazed windows.



Services

Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 945 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.



ALLOCATED PARKING SPACE



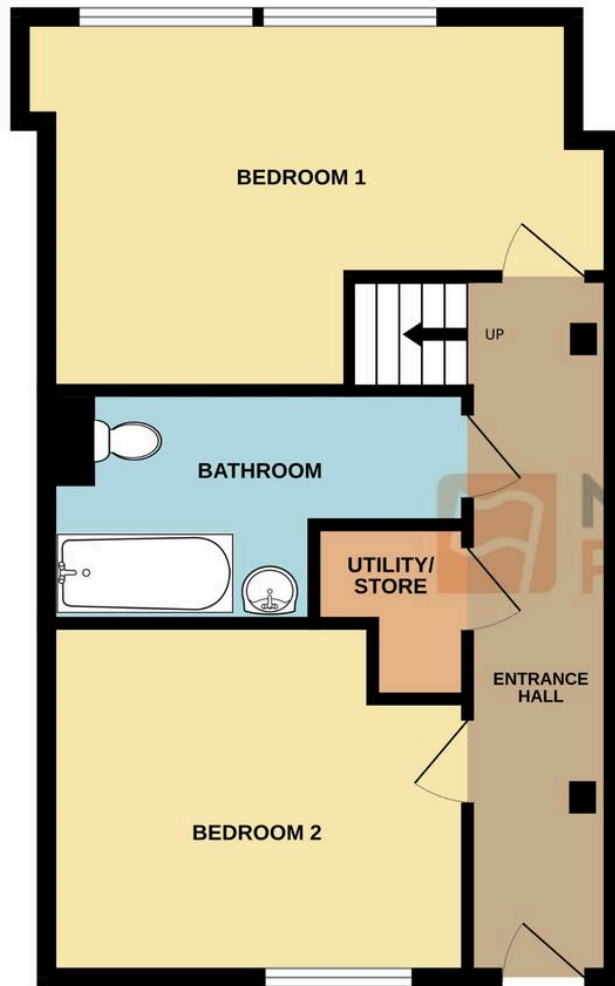
Anti-Money Laundering Regulations

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 choose to arrange a survey through them. For more information, please call the office.

SECOND FLOOR



TOP FLOOR



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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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