

Warwick Brewery, Newark



2



2



1

Asking Price £150,000



Key Features

- Fantastic Third Floor Apartment
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Open Plan Living/Dining Kitchen
- Marvellous Balcony
- Communal Lift
- Allocated Parking Space
- Council Tax Band: C
- EPC Rating: B
- Tenure: Leasehold



Forming part of the stunning Warwick Brewery complex, 'The Roundhead Building' is a modern development benefiting from spacious, well-presented apartments, located within comfortable walking distance of Newark town centre and the host of local amenities it has to offer. Representing a brilliant first-time home, the property is immaculately presented throughout and offers a wonderful blank canvas. The apartment's accommodation comprises: L-shaped entrance hallway, useful utility/store cupboard, family bathroom, two double bedrooms, with the main bedroom enjoying a quality ensuite shower room, and a gorgeous open plan living/dining kitchen which has sliding doors opening onto a marvellous balcony, and the kitchen has appliances to include a four ring electric hob, electric oven, integrated fridge/freezer and dishwasher. Other features of the property include an allocated parking space, communal lift, double glazed windows and electric heating.

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 - Fletcher Gate Ltd
Years Remaining on Lease - approximately 109 years remaining - 125 Years from 24/03/2010
Current Ground Rent - Approx £100 per annum
Current Service Charge - Approx £2,000 per annum. Buildings Insurance is included with the service charge.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 17'1" x 8'5" (5.2m x 2.6m)
maximum measurements

Utility/Store 6'2" x 4'1" (1.9m x 1.2m)

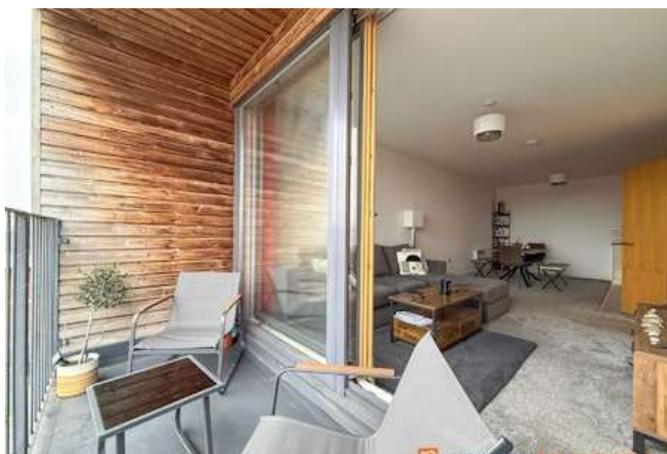
Open Plan Living/Dining Kitchen 25'11" x 15'9" (7.9m x 4.8m)

maximum measurements

Balcony 10'10" x 4'3" (3.3m x 1.3m)

Bedroom One 17'11" x 11'9" (5.5m x 3.6m)

maximum measurements



Ensuite Shower Room 7'5" x 4'8" (2.3m x 1.4m)

Bedroom Two 13'6" x 9'6" (4.1m x 2.9m)

Bathroom 8'2" x 6'3" (2.5m x 1.9m)

Agent's Note - Cladding & Windows

Please note the property is cladded with Double Glazed windows.

Agent's Note

The property shares access to communal lift and bin store.

Services

Mains electricity, water and drainage are connected.

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

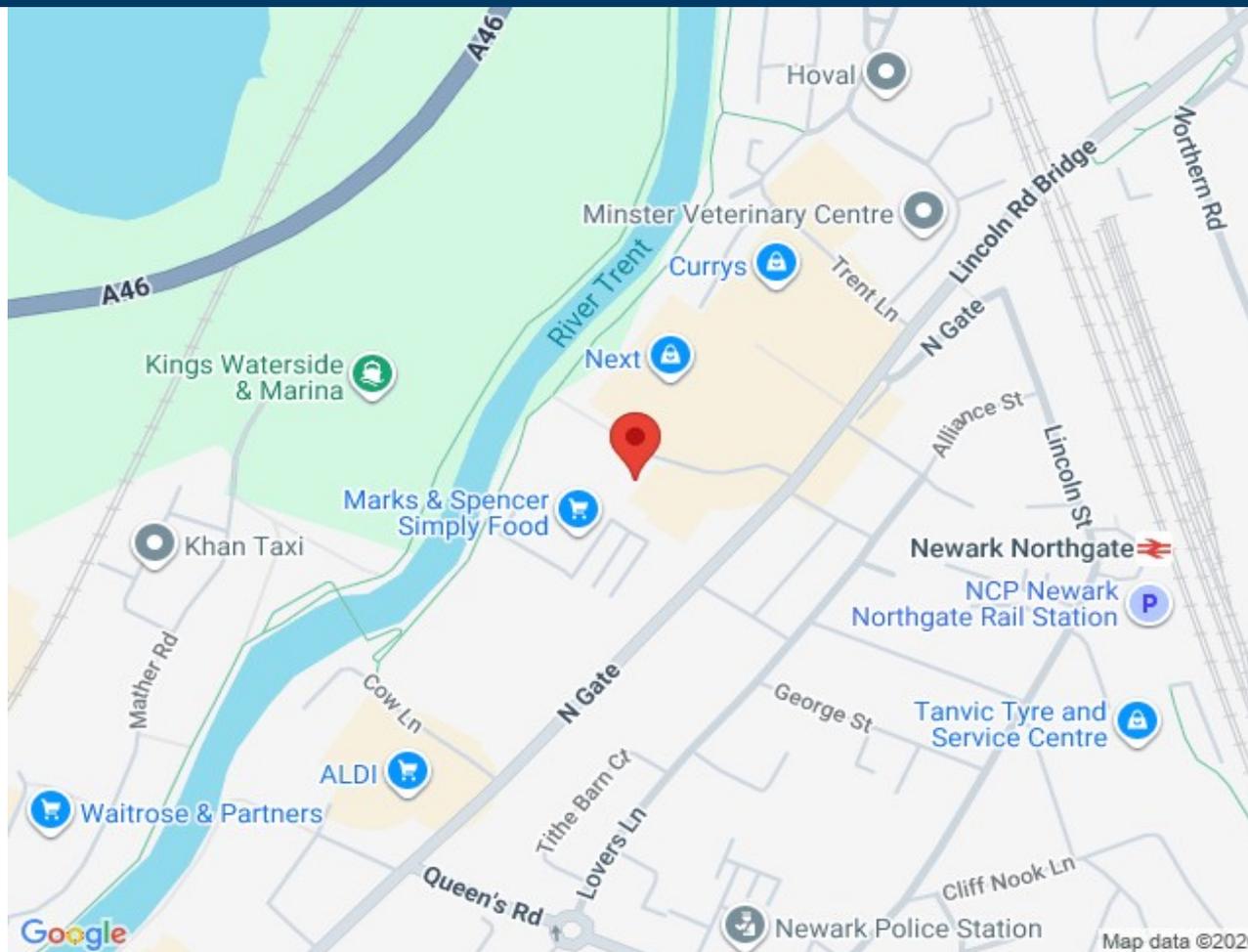
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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

THIRD FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

