



Waters Edge, Kings Sconce Avenue, Newark

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OLIVER REILLY







# Waters Edge, Kings Sconce Avenue, Newark

Guide Price £150,000 - £160,000

- SUPERB MODERN HOME
- POPULAR RIVERSIDE LOCATION
- LARGE OPEN-PLAN LIVING SPACE
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- RE-DECORATED & RE-CARPETED
- TWO BEDROOMS
- GF W.C & FIRST FLOOR SHOWER ROOM
- WALKING DISTANCE TO TOWN CENTRE
- OFF-STREET PARKING SPACES
- NO CHAIN! Tenure: Freehold EPC 'C' (81)

Guide Price: £150,000 - £160,000. A MAJESTIC MODERN-DAY BEAUTY!

Take a look at this splendid contemporary home. Pleasantly positioned along the banks of the River Trent. Enjoying captivating walks to the Town Centre. Surrounded by a host of excellent local amenities and transport links. Including a Direct link to LONDON KING'S CROSS STATION. Via Newark North Gate. This superb modern masterpiece was constructed just over 10 years ago and lends itself as a PERFECT first time or low-maintenance investment purchase. Offering a potential rental return of almost 6%, with an expected achievable rent between £775 -£800 pcm. Subject to market conditions. The property has been tastefully enhanced, with NEWLY FITTED CARPETS and a NEUTRAL RE-DECORATION THROUGHOUT. Ready and waiting for your immediate appreciation. The free-flowing internal layout comprises: Entrance hall, ground floor WC and a generous DUAL-ASPECT OPEN-PLAN LIVING/DINING KITCHEN. The first floor landing hosts two bedrooms, a stylish shower room and a large walk-in fitted storage cupboard. Externally, there is an attached external store and an allocated parking space in-front of the property. Further benefits include uPVC double glazing throughout, gas fired central heating, via a combination boiler and a high energy efficiency rating (EPC: 'C'). Offering MOVE IN READY CONDITION! This sleek and stylish home should not be missed! Marketed with NO ONWARD CHAIN!



#### ENTRANCE HALL: 5'11 x 3'4 (1.80m x 1.02m)

Access via a secure external door providing wood-effect vinyl flooring and a ceiling light fitting. Access into the living/dining kitchen and ground floor W.C.

#### GROUND FLOOR W.C.: 5'11 x 2'8 (1.80m x 0.81m)

With continuation of the wood effect vinyl flooring. Providing a low level W.C., a pedestal wash hand basin with chrome mixer tap and tiled splash back. Single panel radiator, ceiling light fitting and extractor fan. Access into the electrical RCD consumer unit.

#### KITCHEN AREA: 10'7 x 7'0 (3.23m x 2.13m)

With continuation of the wood effect vinyl flooring. The modern fitted kitchen hosts a range of fitted wall and base units with laminate worksurfaces and upstands. Inset stainless steel sink with mixer tap and drainer. Integrated electric 'ZANUSSI' oven with four ring gas hop over, stainless steel splash back and extractor hood above. Provision for a free standing fridge freezer and plumbing/provision for a under counter washing machine. Ceiling light fitting, heat sensor and OPEN-PLAN access through to the living/dining area.

#### OPEN PLAN LIVING SPACE: 16'6 x 16'6 (5.03m x 5.03m)

A generous DUAL-ASPECT lounge/diner. Providing BRAND NEW carpeted flooring. Two double panel radiators, a ceiling light fitting, smoke alarm, central heating thermostat, TV and telephone/ internet connectivity points. uPVC double glazed window to the front and side elevation. Carpeted stairs with and open spindle balustrade rising to the first floor. Max measurements provided. Width in the living area narrows to 9'7 ft (2.92m).

#### FIRST FLOOR LANDING: 9'4 x 3'0 (2.84m x 0.91m)

With BRAND NEW carpeted flooring, a single panel radiator, ceiling light fitting, smoke alarm, loft hatch access point and a walk-in storage cupboard. Providing carpeted flooring a ceiling light fitting and a carbon monoxide alarm. Access to the modern IDEAL gas combination boiler. Access into the shower room and both bedroom's.

#### MASTER BEDROOM: 12'5 x 8'5 (3.78m x 2.57m)

A well-appointed DUAL-ASPECT double bedroom. Providing BRAND NEW carpeted flooring, ceiling light fitting, single panel radiator, telephone point and an over stairs storage cupboard with clothes rail. uPVC double glazed window to the front and side elevation

#### BEDROOM TWO: 7'9 x 6'8 (2.36m x 2.03m)

A single bedroom with BRAND NEW carpeted flooring, single panel radiator, ceiling light fitting and uPVC double glazed window to the front elevation.





#### **FIRST FLOOR SHOWER ROOM:**

6'9 x 4'5 (2.06m x 1.35m)

With wood effect vinyl flooring, a double fitted shower cubical with mains shower facility and floor to ceiling tiled splash backs. A low level W.C, a pedestal wash hand basin with chrome mixer tap and tiled splash back. Single panel radiator, shaver point, ceiling light fitting and extractor fan.

#### **ALLOCATED PARKING SPACE:**

There is an allocated parking space in-front of the property. Visitor parking is also available to the right of the house. On a first come, first serve basis.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'IDEAL' combination boiler and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Approximate Size: 564 Square Ft.**

Measurements are approximate and for guidance only.

#### **Tenure: Freehold. Sold with vacant possession.**

#### **Residents Service Charge:**

PLEASE NOTE: The vendor currently pays an approximate £18 per month service charge to 'Premier Estates'. This relates to the general upkeep and maintenance of the immediate communal areas.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'A'**

#### **EPC: Energy Performance Rating: 'C' (80)**

#### **Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







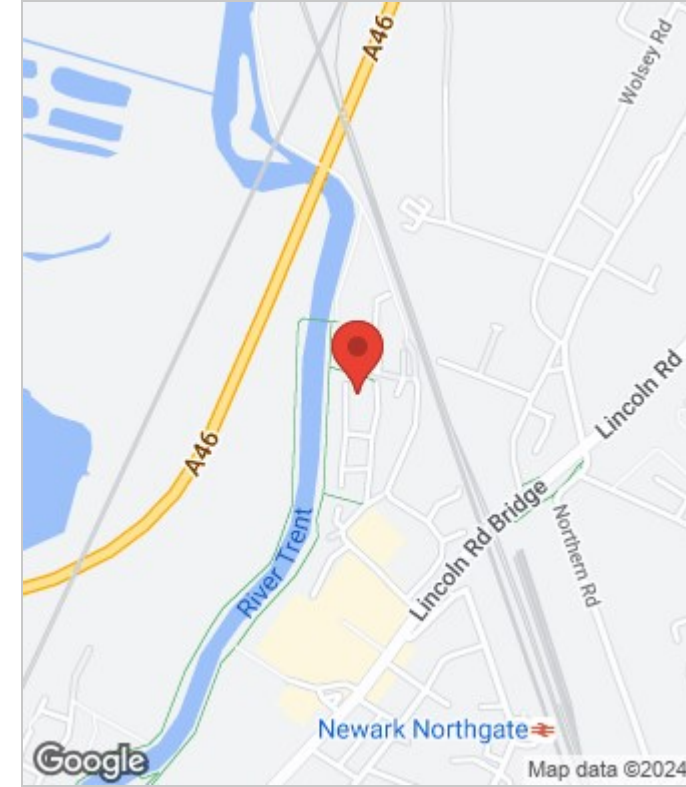
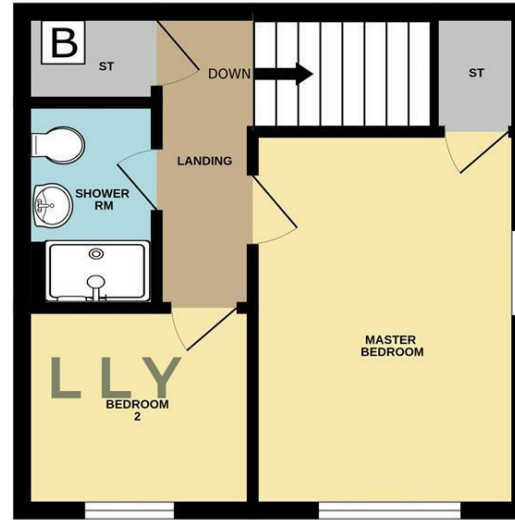
**Waterside Setting**



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	