



Castle Brewery Court, Newark

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 OLIVER REILLY



# Castle Brewery Court, Newark

Guide Price £80,000 - £90,000

- GROUND FLOOR APARTMENT
- PRIME CENTRAL LOCATION
- MODERN KITCHEN & BATHROOM
- ALLOCATED PARKING SPACE
- uPVC double glazing & Electric Heating
- ONE DOUBLE BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- CONVENIENTLY LOCATED TO AMENITIES
- IDEAL FIRST TIM/INVESTMENT PURCHASE
- Viewing Advised! Tenure: Leasehold. EPC 'D'

Guide Price: £80,000 - £90,000. A GREAT GROUND FLOOR APARTMENT...! IN THE PERFECT LOCATION!

Take a look at this well-maintained, centrally located GROUND FLOOR apartment. Perfectly situated within walking distance to the Town Centre. Surrounded by a vast array of excellent local amenities and transport links. Including both train stations. One of which, hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. The property lends itself as an ideal first time, bolthole or investment purchase. Ready and waiting for your immediate appreciation, as a place to call your own! The internal accommodation comprises: Entrance porch, inner hallway, a DUAL-ASPECT lounge/diner, modern fitted kitchen, GENEROUS DOUBLE BEDROOM and a three-piece bathroom.

Externally, the apartment provides an allocated parking space for convenience. Further benefits of this lovely modern home include uPVC double glazing, a secure telecom entry system and electric heating. LIVE THE LIFESTYLE... In this primely positioned home. Step inside and gain a full sense of appreciation!



## ENTRANCE PORCH:

4'2" x 2'9" (1.27m x 0.84m)

Accessed via a secure fire door, with carpeted flooring, a ceiling light fitting and access to the electrical RCD consumer unit. Providing sufficient internal storage space. Leading into the inner hallway.

## INNER HALLWAY:

13'2" x 2'9" (4.01m x 0.84m)

Providing carpeted flooring, a ceiling light fitting, smoke alarm, electric radiator, telephone point, a wall mounted telecom entry system. A uPVC double glazed window to the rear elevation. A fitted airing cupboard, housing the hot water cylinder. Access into the bedroom, bathroom and lounge/diner.

## DUAL-ASPECT LOUNGE/DINER:

16'6" x 8'9" (5.03m x 2.67m)

A sizeable multi-purpose reception room. With carpeted flooring, a ceiling light fitting, electric radiator, TV/ telephone point and a uPVC double glazed window to the front and rear elevation. Access into the kitchen.

## KITCHEN:

7'7" x 7'1" (2.31m x 2.16m)

With tile-effect vinyl flooring. The modern kitchen provides a range of fitted wall and base units with laminate roll-top work surfaces over, medium height wall tiling, a stainless steel sink with mixer tap and drainer. A fitted electric oven with four ring ceramic hob over and stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine and fridge freezer. Ceiling light fitting and a uPVC double glazed window to the front elevation.

## BEDROOM:

13'4" x 9'8" (4.06m x 2.95m)

A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, TV point, electric radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

## BATHROOM:

7'4" x 5'7" (2.24m x 1.70m)

Providing vinyl flooring. A panelled bath with chrome taps, electric shower facility, floor to ceiling wall tiling and a wall mounted clear glass shower screen. Low-level W/C and a pedestal wash hand basin. Wall mounted electric heater, shaver point, extractor fan and a ceiling light fitting.

## ALLOCATED PARKING SPACE:

The apartment provides one allocated parking space.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides electric heating, a secure telecom entry system 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: 425 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold. Sold with vacant possession.****Lease Information:**

Length Of Lease: 125 Years from April 1990.

Years Remaining: 91 Years.

Managing Agents: Lambert Smith Hampton (LSH).

Annual Service Charge: £924. Paid monthly (£77 pcm). This covers repair and upkeep of the internal communal areas, hedges and car park.

This information has been provided by the vendor and has not been verified by the agent.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'D' (60)****Local Information & Amenities:**

This property is conveniently located in a highly sought after central location. 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. 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:**

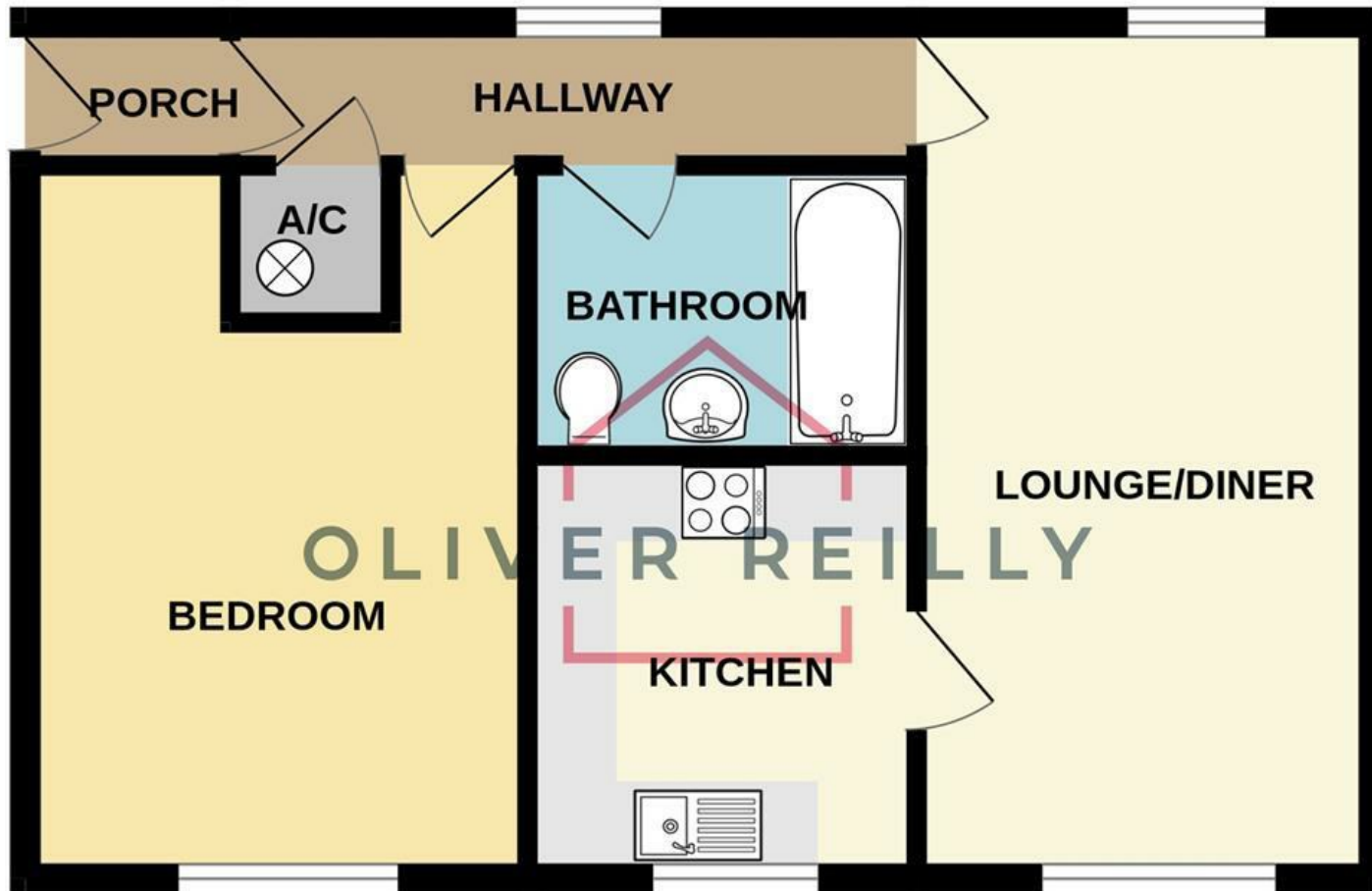
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

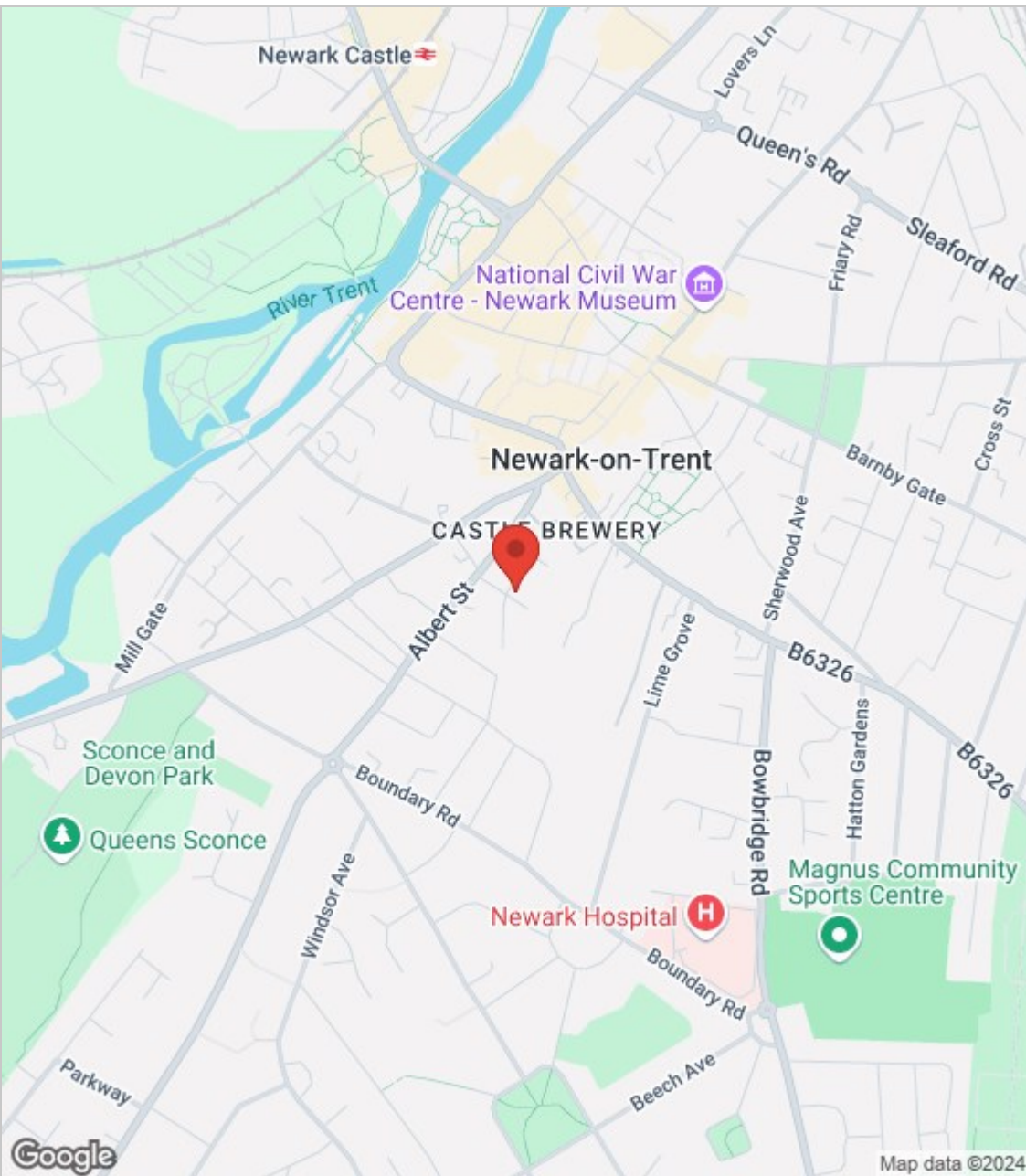
**Draft Details-Awaiting Approval:**

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.




# GROUND FLOOR





## Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         | <b>76</b>   |
| (55-68) <b>D</b>                            | <b>60</b>               |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |