



Wilson House, Grange Road, Newark

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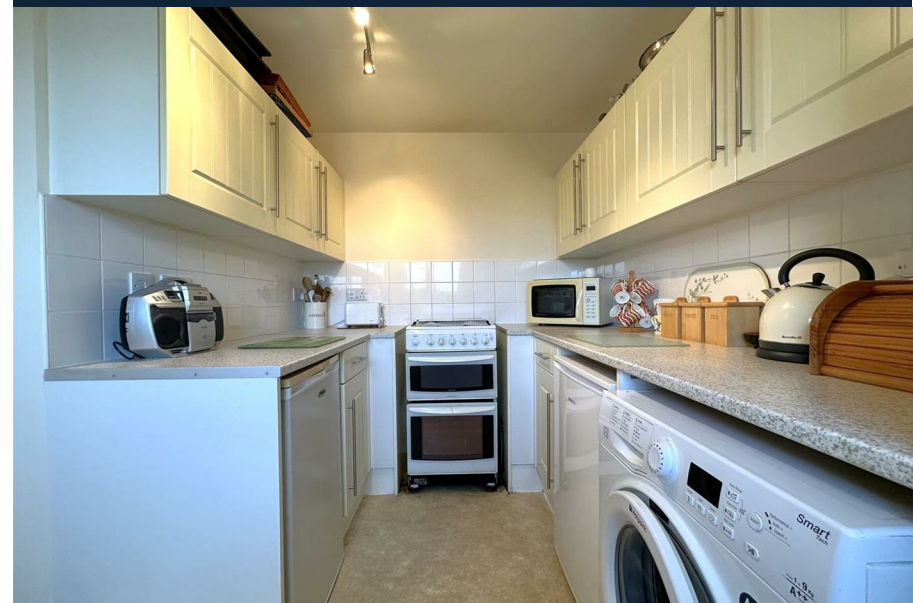




# Wilson House, Grange Road, Newark

- GENEROUS MAISONETTE APARTMENT
- CLOSE TO TOWN & AMENITIES
- EXTENSIVE MODERN KITCHEN
- ALLOCATED EXTERNAL STORE
- Gas CH & uPVC Double Glazing
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE DINER
- FIRST FLOOR BATHROOM
- COMMUNAL GARDENS
- NO CHAIN! Tenure: Leasehold EPC 'C' (72)

Guide Price £75,000 - £90,000



## ENTRANCE HALL:

11'6 x 5'9 (3.51m x 1.75m)

Accessed via a secure, obscure uPVC front entrance door. An inviting reception hallway, provides carpeted flooring, stairs rising to the first floor. An under stairs, storage cupboard, ceiling light fitting, smoke alarm, single panel radiator. Access to the electricity meter and electrical RCD, consumer unit. The hallway leads into the large lounge/diner and modern kitchen.

## MODERN FITTED KITCHEN:

11'5 x 6'9 (3.48m x 2.06m)

Of tasteful, contemporary design. Providing vinyl flooring. The tasteful fitted kitchen house, a range of complementary cream wall and base units with laminate roll-top work surfaces over and wall tile splash backs. Insert stainless steel sink with drainer. Under-counter, plumbing/provision for a washing machine, fridge and freezer. Provision for a freestanding electric cooker. A fitted storage cupboard, houses the modern 'WORCESTER' gas boiler. There is a double panel radiator, ceiling light fitting, pull cord extractor fan, and a uPVC double glazed window to the front elevation. Max measurements provided.

## LARGE LOUNGE/DINER:

14'10 x 11'6 (4.52m x 3.51m)

A very generous multi-purpose reception room. Providing carpeted flooring, two ceiling, light fittings, two double panel radiators, TV/telephone connectivity points and central feature fireplace. Housing, a gas fire with a raised tiled hearth and surround. Two uPVC double glazed windows to the front elevation. A uPVC double glazed external door opens out onto a Juliet balcony.

## FIRST FLOOR LANDING:

8'6 x 6'3 (2.59m x 1.91m)

With carpeted flooring, a ceiling, light fitting, smoke, alarm, loft hatch access point, single panel radiator, central heating thermostat. Access into the bathroom and both DOUBLE bedrooms.

## MASTER BEDROOM:

14'10 x 8'9 (4.52m x 2.67m)

A generous DOUBLE bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted airing cupboard, housing the hot water cylinder. uPVC double glazed window to the front elevation.

## BEDROOM TWO:

14'3 x 8'5 (4.34m x 2.57m)

An additional DOUBLE bedroom. Located at the rear of the property, providing exposed wooden floorboards, a double panel radiator, ceiling light fitting, TV point and a uPVC double glazed window to the rear elevation.

## FIRST FLOOR BATHROOM:

6'2 x 5'6 (1.88m x 1.68m)

Of complementary modern design. Providing waterproof vinyl flooring a panelled bath with chrome taps and extensive white wall tiling. A low-level W.C with integrated push-button flush and a pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, Pull cord extractor fan, ceiling light fitting, and an obscure uPVC double glazed window to the rear elevation.







#### ALLOCATED EXTERNAL STORE:

Of brick-build construction. Located in a block, with one store allocated to each flat.

#### COMMUNAL GARDEN:

Accessed at the rear of the building, via a communal pathway. Predominantly laid to lawn. There are a variety of benches, clothes drying facilities and access to an allocated external store.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 674 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Leasehold. Sold with vacant possession.

#### Lease Information:

Freeholder: Newark & Sherwood District Council

Length Of Lease: 95 Years from 22/07/2019

Years Remaining on Lease: 90 Years.

Current Ground Rent: £40 per annum. This includes buildings insurance.

Maintenance/ Service Charge: Approx. £711.03 per annum. For 2023/2024. This relates to the upkeep/ repair of the communal areas and garden. External cleaning and lighting.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (72)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

This property is conveniently located just over 1.5 miles away from the Town Centre. 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, 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.







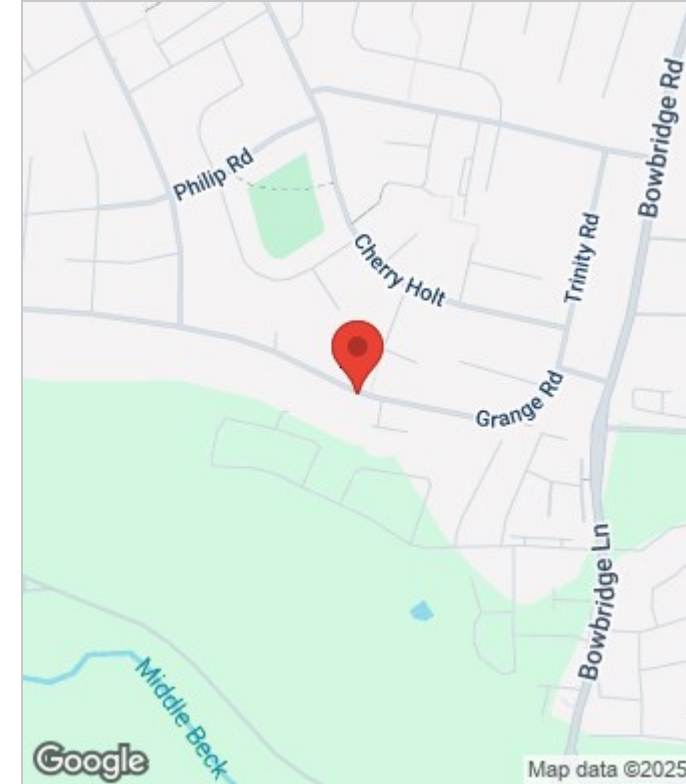
**Front Outlook**



GROUND FLOOR



1ST 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>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

