



The Waterfront, Newark

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 OLIVER REILLY



The Waterfront, Newark

Guide Price £350,000 - £375,000

- SUBSTANTIAL TOWN HOUSE
- WONDERFUL CENTRAL LOCATION WITH MARINA VIEWS
- TWO EN-SUITES & MODERN SHOWER ROOM
- GF W.C & LARGE UTILITY ROOM
- LOVELY LOW-MAINTENANCE GARDEN
- FOUR DOUBLE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- GENEROUS L-SHAPED LOUNGE WITH BALCONY
- DRIVEWAY & INTEGRAL GARAGE STORE
- NO CHAIN! Tenure: Freehold. EPC 'B' (82)

Guide Price: £350,000- £375,000. FREE-FLOWING, FLEXIBLE & FABULOUS! Available with ****NO CHAIN!****
 Feast your eyes on this excellent and substantially sized contemporary Town house. Captivated by its gorgeous central position, enjoying **MARINA VIEWS** to the front aspect and an idyllic outlook over Sconce and Devon Park to the rear. Despite the name, the properties have never been flooded and are situated within walking distance of Newark Town Centre, with ease of access onto the A46 and A1, via Farndon Road.
 If you are searching for ample living space and a high-degree of versatility, then... **LOOK NO FURTHER!**
 This eye-catching **MODERN GEM** holds all the key ingredients for you to **JUST MOVE IN** and enjoy the wonderful lifestyle opportunities available from the outset.
 The copious internal layout comprises: Entrance hall, a ground floor W.C, large utility room and a **SUPERB OPEN-PLAN DINING KITCHEN**. Hosting a range of integrated appliance and **BI-FOLD DOORS**. Leading out to the private garden.
 The first floor hosts a spacious **L-SHAPED LOUNGE** with a delightful balcony, promoting far reaching Marina views. Followed by a generous master bedroom with **FITTED WARDROBES** and well-appointed **EN-SUITE SHOWER ROOM**.
 The second floor hosts **TWO FURTHER DOUBLE BEDROOMS**. An en-suite bathroom and luxurious shower room.
 The third floor enjoys a marvellous **DOUBLE BEDROOM** with extensive eaves storage.
 Externally, the proeprty is greeted with a tarmac driveway and access into an integral garage store. The beautifully tranquil rear garden promises a high-degree of privacy and minimal maintenance with a paved and decked seating area. Perfect for a entertaining!
 Further benefits of this **STRIKING & SUBSTANTIAL** home include double glazing throughout, a high energy efficiency rating (EPC: B) and gas central heating.
 Internal viewings are **ESSENTIAL** in order to gain a full sense of appreciation for the **HIGHLY SOUGHT-AFTER LOCATION** and generous living space available. Marketed with **NO ONWARD CHAIN!!**



- ENTRANCE HALL:** 17'6 x 6'11 (5.33m x 2.11m)
 Accessed via a clear paned hardwood entrance door, providing wood-effect laminate flooring, a double panel radiator, two ceiling light fittings, wall mounted central heating thermostat, alarm control panel, carpeted stairs rising to the first floor and an under stairs storage cupboard. Access into the kitchen, utility room and ground floor W.C.
- GROUND FLOOR W.C:** 5'10 x 2'9 (1.78m x 0.84m)
 With continuation of the wood-effect laminate flooring. Providing a low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap, double panel radiator, recessed ceiling spotlight and extractor fan.
- UTILITY ROOM:** 11'7 x 9'3 (3.53m x 2.82m)
 A large and highly functional space. Providing LVT flooring, recessed ceiling spotlights, plumbing/ provision for a washing machine and tumble dryer. Extractor fan and sufficient storage, space.
- OPEN-PLAN DINING KITCHEN:** 19'2 x 14'8 (5.84m x 4.47m)
 A **SUPERB OPEN-PLAN** living/ dining space with complementary wood-effect laminate flooring. A wide range of recessed ceiling spotlights. The eye-catching contemporary kitchen provides a vast range of grey high-gloss wall and base units with oak flat head work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated fridge freezer, dishwasher, electric oven with five ring gas hob over, stainless steel splash back behind and stylish extractor hood above. Under counter plumbing/provision for a washing machine. The Kitchen has a paned hardwood double glazed sliding sash window to the rear elevation. The living/dining space has extensive double power sockets, TV/telephone connectivity point, double panel radiator, hardwood sliding sash paned window to the side elevation and complementary anthracite grey BI-FOLD doors opening out onto a lovely Indian sandstone seating area within the low-maintenance private garden. Max measurements provided.
- FIRST FLOOR LANDING:** 7'10 x 3'3 (2.39m x 0.99m)
 With carpeted flooring, a double panel radiator, ceiling light fitting, heat sensor, PIR alarm sensor, open spindle balustrade and handrail rising to the second floor. Access The master bedroom and large lounge.
- GENEROUS L-SHAPED LOUNGE:** 17'7 x 16'1 (5.36m x 4.90m)
 A sizeable reception room. Providing **BRAND NEW** grey carpeted flooring, extensive recessed ceiling spotlights, heat sensor, TV connectivity/ telephone connectivity point, large double panel radiator, a range of double power sockets, PIR alarm sensor, hardwood paned double glazed sliding sash window to the front elevation. Paned uPVC double glazed French doors open out onto a lovely balcony, with captivating outlook across to the Marina.
- FIRST FLOOR BALCONY:** 16'4 x 5'7 (4.98m x 1.70m)
 Enjoying a **CAPTIVATING OUTLOOK** across the development, well-tended communal gardens and with far-reaching views over to the Marina. Providing an external light and wrought-iron railed frontage.
- MASTER BEDROOM:** 14'1 x 10'5 (4.29m x 3.18m)
 A lovely and well-proportioned **DOUBLE** bedroom, with complementary wood-effect laminate flooring, recessed ceiling spotlights, heat sensor, two fitted wardrobes, extensive double power sockets, TV/telephone connectivity point, a double panel radiator, paned sliding sash window to the rear elevation. Access into the en-suite shower room. Max measurements provided.



MASTER EN-SUITE: 8'6 x 6'4 (2.59m x 1.93m)
 Of complementary modern design. Providing tiled flooring, a corner fitted shower cubicle with mains shower facility with rainfall effect shower head and floor to ceiling white aqua boarding. A low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and medium height wall tiling. Double panel radiator, recessed ceiling spotlights, extractor fan and an obscure paned hardwood window to the rear elevation. Max measurements provided.

SECOND FLOOR LANDING: 11'5 x 3'5 (3.48m x 1.04m)
 With wood-effect laminate flooring, an open spindle balustrade and handrail rising to the third floor. Ceiling light fitting, smoke alarm and a fitted cupboard housing the hot water cylinder. Access into the shower room and two DOUBLE bedrooms.

BEDROOM TWO: 13'2 x 10'1 (4.01m x 3.07m)
 A further DOUBLE bedroom, providing BRAND NEW carpeted flooring, recessed ceiling spotlights, heat sensor, double panel radiator, TV connectivity point, double power sockets, three large fitted wardrobes and a paned hardwood double glazed sliding sash window to the front elevation. Access into the en-suite bathroom. Max measurements provided up to fitted wardrobes.

EN-SUITE BATHROOM: 9'1 x 6'5 (2.77m x 1.96m)
 Of contemporary design. Providing ceramic tiled flooring. P-shaped panelled bath with chrome mixer tap, mains shower facility and a curved clear-glass shower screen with floor to ceiling wall tiling. Low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and medium height wall tiling behind. Recessed ceiling spotlights, pull-cord wall light, double panel radiator, extractor fan and a paned hardwood double glazed sliding sash window to the rear elevation.

BEDROOM FOUR: 12'4 x 10'7 (3.76m x 3.23m)
 A well-appointed DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, heat sensor, double panel radiator, TV/ telephone connectivity point, various double power sockets and a paned hardwood sliding window to the rear elevation, enjoying an outlook over Sconce and Devon park.

CONTEMPORARY SHOWER ROOM: 8'9 x 6'4 (2.67m x 1.93m)
 Of attractive modern design. Providing tile-effect flooring. A large walk-in shower with mains shower facility and rainfall-effect shower head. High-level shower screen and floor to ceiling wall tiling. Low-level W.C with push-button flush, wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Large chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure paned hardwood sliding sash window to the rear elevation.

THIRD FLOOR LANDING: 5'4 x 5'4 (1.63m x 1.63m)
 Providing wood-effect laminate flooring, a ceiling light fitting, smoke alarm, fitted cupboard providing access to the modern 'IDEAL' gas combination boiler and a fitted eaves storage cupboard. Access into the third bedroom. Max measurements provided.

BEDROOM THREE: 17'3 x 12'8 (5.26m x 3.86m)
 A spacious DOUBLE bedroom. Accessed via a glass panelled internal door. Providing BRAND NEW grey carpeted flooring, recessed ceiling spotlights, smoke alarm, extensive double power sockets, double panel radiator, TV connectivity point, obscure glass block internal window, two low-level eaves storage cupboards, a double glaze Velux roof light to the rear elevation and a pound hardwood double glazed sliding sash window to the front elevation.

INTEGRAL GARAGE STORE: 9'6 x 5'8 (2.90m x 1.73m)
 Accessed via a manual up/over garage door. Providing power, lighting and sufficient integrated storage space.

EXTERNALLY:
 The front aspect is greeted via a tarmac driveway with access into the integral garage store. A part paved and part tarmac pathway leads to the front entrance door, with external wall light, concealed gas meter and gravelled border. The rear garden retains a high-degree of privacy and is of general low maintenance. Enjoying an extensive artificial lawn with a raised plant bed, a paved seating area with pergola, raised decked seating area with LED lighting. Outside tap and three external up/down lights. A side access gate opens onto a shared pathway, leading to the front of the property. PLEASE NOTE: There is no shared access the rear garden. There are fully fenced side and rear boundaries.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system and double glazing throughout via majority sliding sash windows.
 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: 1,760 Square Ft.
 Measurements are approximate and for guidance only. This includes the integral garage store.

Tenure: Leasehold (Share of Freehold).
 The property has a 999 year lease from 01/10/2010, with approximately 985 years remaining. There is no Ground Rent or Service Charge review period. Sold with vacant possession.

Residents Service Charge:
 All Residents own a portion of the freehold. 'The Waterfront Management Ltd' currently charge £104 a month. This covers buildings insurance. The up-keep/maintenance of the residents communal gardens, external paintwork, window cleaning, and maintenance of the electric gates/ car park.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'C'





EPC: Energy Performance Rating: 'B' (82)

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 for ease of access into Newark Town Centre (approx. 0.5 of a mile away). The property is positioned on one of the Towns most sought after locations with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The property itself overlooks the local Marina, with riverside views. The Town itself offers many tourist attractions and many events taking place at 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 train station.

Money Laundering Regulations:

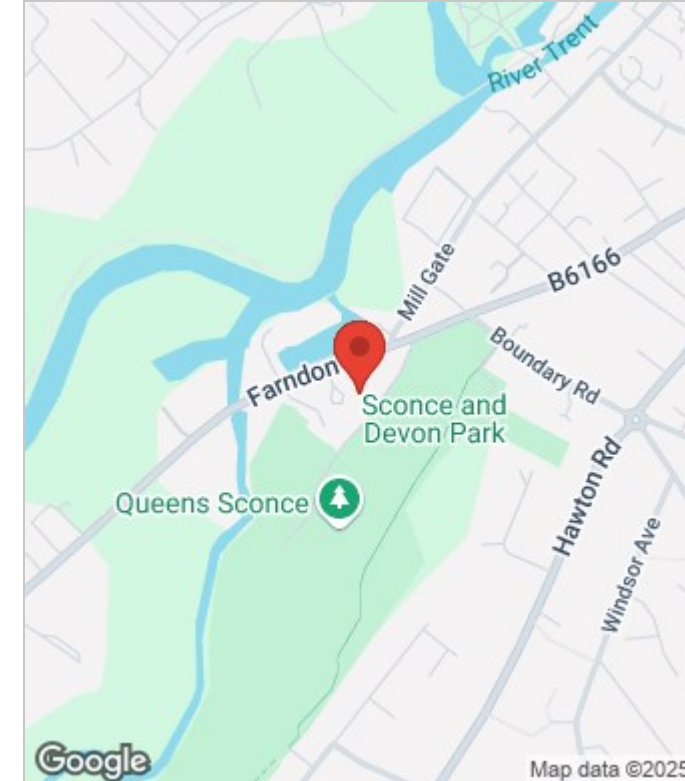
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	