



The Crossings, Newark

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OLIVER REILLY 







# The Crossings, Newark

- STYLISH GROUND FLOOR APARTMENT
- CLOSE PROXIMITY TO TOWN CENTRE
- EXCELLENT INTERNAL CONDITION
- ALLOCATED PARKING SPACE & COMMUNAL GROUNDS
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- TWO BEDROOMS
- WONDERFUL OPEN-PLAN LIVING SPACE
- MODERN KITCHEN & BATHROOM
- EASE OF ACCESS TO AMENITIES & TRAIN STATIONS
- NO CHAIN! Tenure: Leasehold. EPC 'C'

WHAT A FIND..! STYLISH, MODERN & CENTRAL TO AMENITIES..!

This is an exciting prospect for savvy buy-to-let investors. With a tenant already in place, you can start generating rental income from day one! Would also suit first time buyers and anyone looking to downsize!

Take a look at this magnificent GROUND FLOOR APARTMENT. Conveniently situated within comfortable walking distance to Newark Town Centre, a wide array of amenities and transport links. Including TWO TRAIN STATIONS. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION... Via Newark North Gate Station.

This magnificent modern home has been EXCEPTIONALLY WELL-MAINTAINED to create an instantaneously WARM AND WELCOMING feeling. Ready and waiting for your immediate appreciation!

The well-proportioned and FREE-FLOWING LAYOUT comprises: Superb OPEN-PLAN LIVING/ DINING SPACE. Leading into a modern kitchen, bathroom and TWO BEDROOMS.

Further benefits of this lovely CONTEMPORARY GEM include uPVC double glazing, gas fired central heating, a high energy efficiency rating (EPC: C), secure telephone entry system, an allocated parking space and appreciation/ uses over the well-maintained communal grounds.

If you're searching for an eye-catching low-maintenance purchase. Then.. LOOK NO FURTHER! This cracking modern home is THE PERFECT FIND! Marketed with \*\*NO ONWARD CHAIN!\*\*.

Guide Price £110,000



<b>OPEN-PLAN LIVING/ DINING ROOM:</b>	19'6 x 13'10 (5.94m x 4.22m)
<b>KITCHEN SPACE:</b>	8'9 x 6'9 (2.67m x 2.06m)
<b>MASTER BEDROOM:</b>	11'6 x 9'4 (3.51m x 2.84m)
<b>BEDROOM TWO:</b>	8'9 x 6'5 (2.67m x 1.96m)
Max measurements provided.	
<b>CONTEMPORARY BATHROOM:</b>	6'5 x 5'5 (1.96m x 1.65m)
<b>ALLOCATED PARKING SPACE:</b>	
There is an allocated parking space associated with the property, located towards the rear of the complex. Identified by the apartment number.	

## Approximate Size: 440 Square Ft.

Measurements are approximate and for guidance only.

## Tenant In Situ:

There is currently a long-term tenant in situ. Paying £725 pcm. For further details, please speak to the selling agent.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an annually serviced combination boiler and uPVC double glazing throughout.

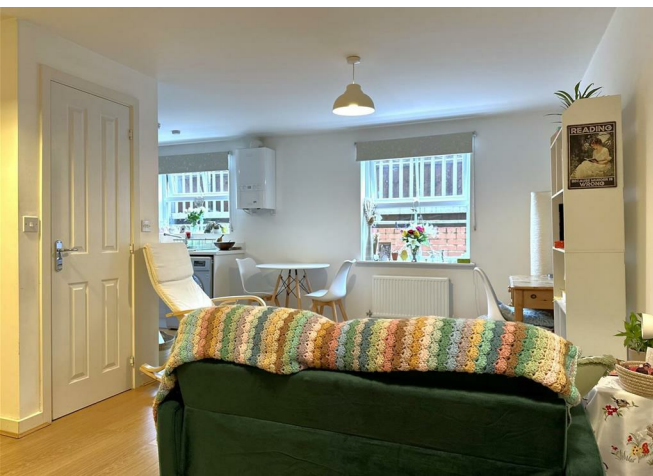
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

## Broadband Availability:

Fibre and Virgin broadband are both available to the property.

## Tenure: Leasehold.

Sold with vacant possession on completion. Unless purchased with tenant in situ.







#### **Lease Information:**

Management Company: Encore Estate Management.

Length Of Lease- 125 Years from July 2016

Years Remaining- 116 years.

Annual Ground Rent- £250 a year.

Annual Service Charge: £1,200 a year. This includes the maintenance and up-keep of internal and external communal areas and the buildings insurance.

The above information has been provided in good faith and has not been verified by the agent.

#### **Local Authority:**

Newark & Sherwood District Council.

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

#### **EPC: Energy Performance Rating: 'C' (78)**

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 in a central residential location, within close proximity and walking distance into 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, 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.

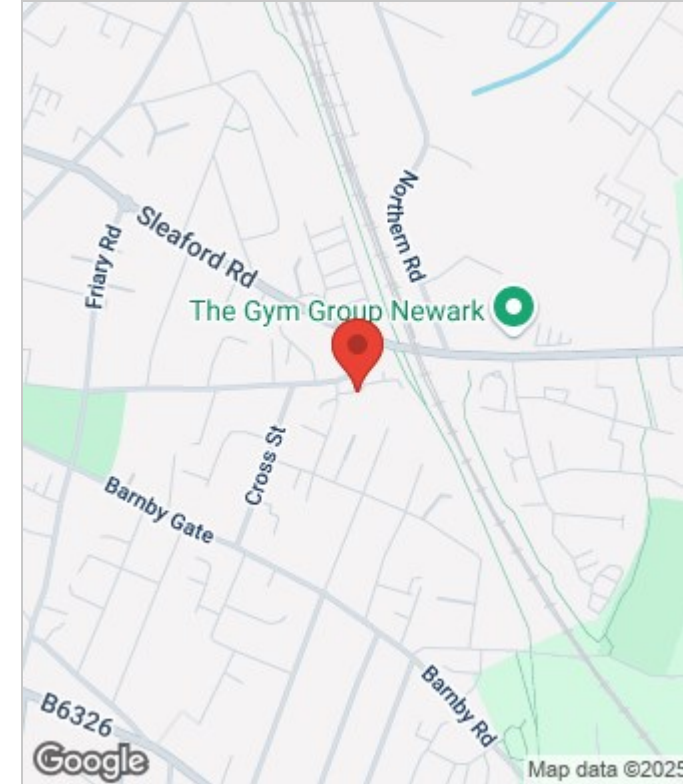
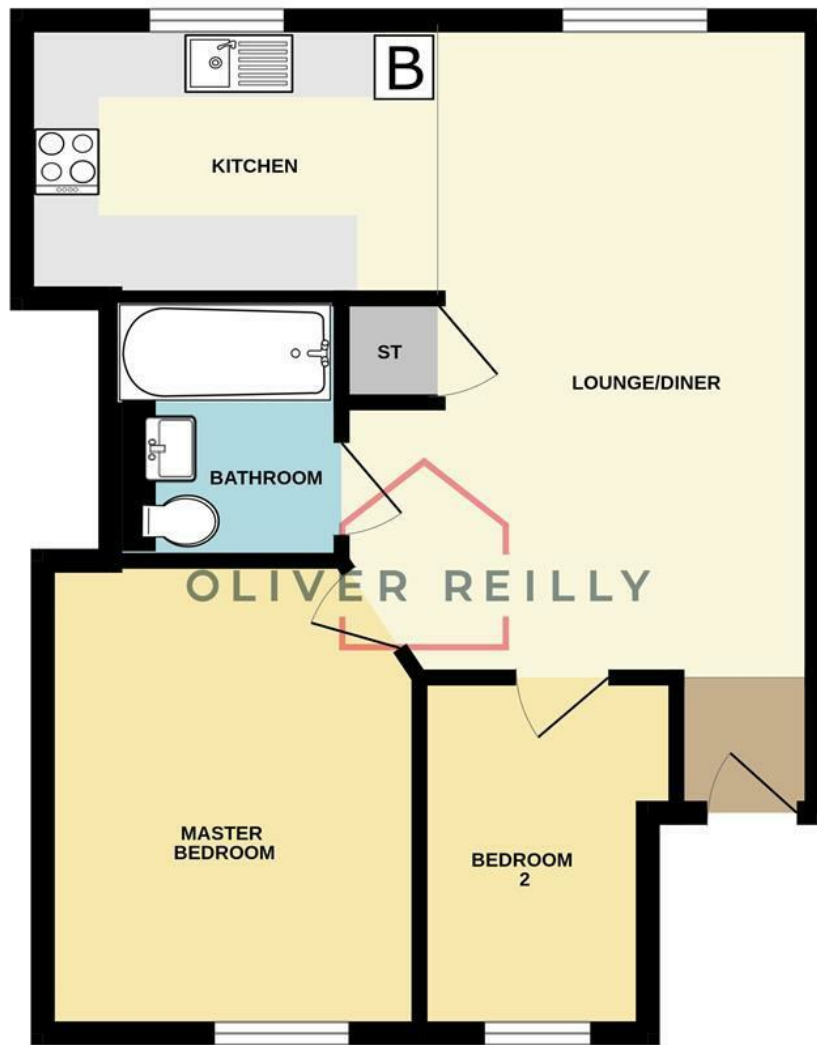








# GROUND FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</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

