



Waters Edge, Kings Sconce Avenue, Newark

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 OLIVER REILLY



Waters Edge, Kings Sconce Avenue, Newark

- STYLISH CONTEMPORARY HOME
- WONDERFUL RIVERSIDE LOCATION
- GF W.C & FIRST FLOOR SHOWER ROOM
- ENCLOSED LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO TOWN CENTRE & MAIN ROAD LINKS
- TWO BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- PRIVATE PARKING OUTSIDE PROPERTY
- NO CHAIN! Tenure: Freehold. EPC 'C' (77)

Guide Price: £160,000-£170,000. LIFESTYLE LIVING AT ITS FINEST! *WITH ENCLOSED EXTERNAL SPACE*

Welcome to WONDERFUL WATERS EDGE! A Picture-perfect contemporary quarter house, with sheer convenience on your doorstep!

Closely situated along the banks of the River Trent. Promising a PICTURESQUE LOCATION and EXCELLENT CONVENIENCE. Close to a vast array of local amenities and transport links. Including Newark North Gate Train Station, with a DIRECT LINK TO LONDON KINGS CROSS STATION. Along with ease of access onto the A1, A46 and within walking distance to Newark Town Centre.

This MARVELLOUS MODERN BEAUTY lends itself as an ideal first time home, downsize, bolt-hole or low-maintenance investment.

The property welcomes a BRIGHT, AIRY AND FREE-FLOWING internal layout, comprising: Entrance hall, ground floor W.C, a superb OPEN-PLAN & DUAL-ASPECT living/ dining kitchen.

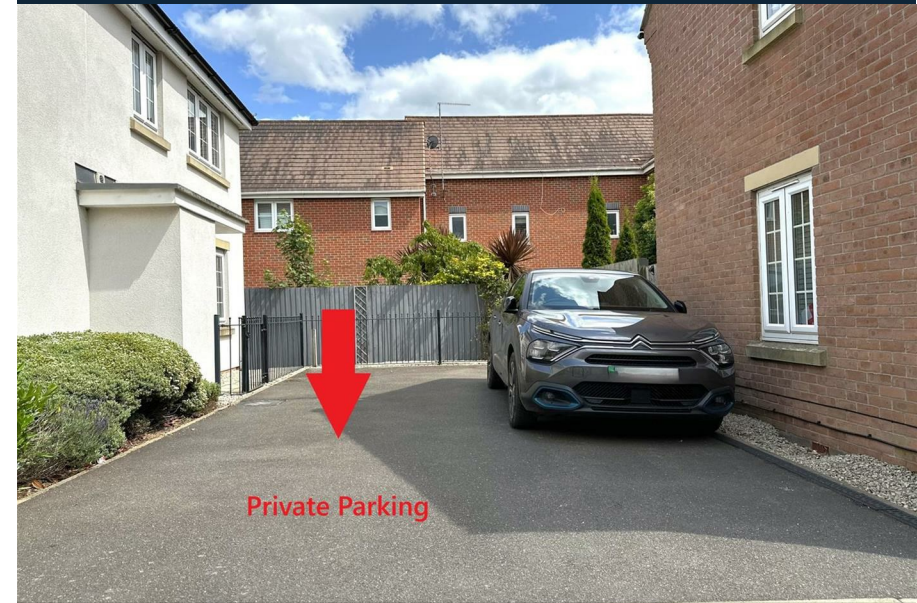
The first floor hosts TWO BEDROOMS and a stylish shower room.

Externally, the property enjoys a lovely secluded position, with a shared PRIVATE DRIVEWAY directly outside the house, with a gated entrance into a LOVELY LOW-MAINTENANCE GRAVELLED COURTYARD. Hosting a perfect external space to enjoy and appreciate, all year round. This is a GREAT BENEFIT and something not associated with other Quarter houses within this development.

Further benefits of this lovely home include uPVC double glazing, gas fired central heating, fitted blinds and (untested) a range of white goods.

GET ONTO THE LADDER... with this striking, stylish and splendid residence Ready and waiting for your appreciation! Marketed with **NO ONWARD CHAIN!!**.

Guide Price £160,000 - £170,000



ENTRANCE HALL:

5'5 x 3'4 (1.65m x 1.02m)

Accessed via a secure external door. Providing wood-effect LVT flooring. Access into the open-plan living space and ground floor W.C.

GROUND FLOOR W.C:

5'4 x 2'9 (1.63m x 0.84m)

Providing vinyl flooring. A low level W.C and corner fitted ceramic wash hand basin with chrome mixer tap and partial tiled splash-backs behind. Ceiling light fitting, extractor fan and access to the electrical RCD consumer unit.

OPEN-PLAN LIVING/DINING KITCHEN:

16'6 x 16'6 (5.03m x 5.03m)

A superb DUAL-ASPECT living/ dining space with complementary wood-effect LVT flooring. The contemporary fitted kitchen provides a range of cream high-gloss wall, drawer and base units, with wood-effect work surfaces over, up-stands and grey bevelled wall tiled splash-backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over, glass splash-back and concealed extractor fan above. Freestanding fridge freezer and under-counter dishwasher. Both INCLUDED in the sale. There are two ceiling light fittings, smoke alarm, heat sensor, two double panel radiators, TV/ telephone connectivity points, wall mounted central heating thermostat, a paned uPVC double glazed window to the front and side elevation. Both with fitted blinds. Both included in the sale. Carpeted stairs with open-spindle balustrade and handrail rise to the first floor. Max measurements provided.

FIRST FLOOR LANDING:

9'4 x 3'1 (2.84m x 0.94m)

Providing carpeted flooring. A loft hatch access point. Ceiling light fitting, smoke alarm and a fitted airing cupboard. Providing excellent storage and access to the modern gas fired combination boiler. Access into the modern shower room and both bedrooms.

MASTER BEDROOM:

12'5 x 8'5 (3.78m x 2.57m)

A generous DUAL-ASPECT double bedroom, with carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point, extensive freestanding wardrobes. Included in the sale. A useful over-stairs storage cupboard, a paned uPVC double glazed window to the front and side elevation. Both with fitted blinds. Included in the sale.

BEDROOM TWO:

7'9 x 6'8 (2.36m x 2.03m)

A single bedroom with carpeted flooring, a ceiling light fitting, double panel radiator and a paned uPVC double glazed window to the front elevation. Max measurements provided.

FIRST FLOOR SHOWER ROOM:

6'8 x 4'6 (2.03m x 1.37m)

Of stylish modern design. Providing vinyl flooring. A fitted double shower cubicle with mains shower facility and floor to ceiling wall tiled splash-backs. Low level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-backs. Ceiling light fitting, shaver point, single panel radiator and extractor fan.

ATTACHED EXTERNAL STORE:

Hosting useful external storage.





EXTERNALLY:
The property enjoys a wonderful position, close to the banks of the River Trent. Enjoying attractive scenery and excellent convenience to main road links and amenities. The front aspect provides a well-appointed shared tarmac driveway. Ensuring OFF-STREET PARKING directly outside the house. A wrought-iron personal gate opens onto a paved pathway, up to the front entrance door, with attached external store and wall light. The property boasts the rare and added benefit of a FULLY ENCLOSED LOW-MAINTENANCE GRAVELLED COURTYARD. Hosting a low-maintenance space to sit out and enjoy. There is a wrought-iron fenced front boundary and timber fenced rear boundaries.

PRIVATE PARKING:
The property provides a secure shared tarmac driveway, directly outside the house.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Residents Service Charge:
PLEASE NOTE: The vendor currently pays approximately an £18.90 per month service charge to 'Premier Estates'. This relates to the general upkeep and maintenance of the immediate communal areas.

Approximate Size: 563 Square Ft.
Measurements are approximate and for guidance only.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (77)
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 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.

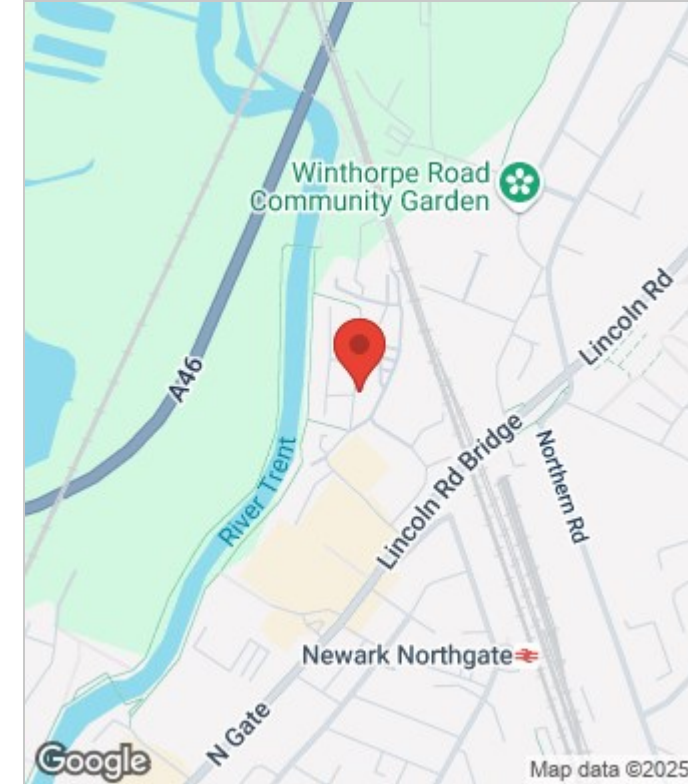




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	77	
(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	