



Gallowsfield House, London Road, Newark

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- BEAUTIFUL GRADE II LISTED PERIOD APARTMENT
- CLOSE PROXIMITY TO TOWN CENTRE
- STUNNING CONTEMPORARY BATHROOM
- USEFUL MEZZANINE FLOOR
- GENEROUS & PRIVATE COMMUNAL GARDEN
- TWO DOUBLE BEDROOMS
- SPACIOUS DINING KITCHEN & UTILITY
- GENEROUS LIVING ROOM & STUDY
- SINGLE GARAGE & OFF-STREET PARKING
- RETAINED ORIGINAL FEATURES! Tenure: Leasehold: Share Of Freehold. EPC 'tbc'

Guide Price: £210,000 - £220,000. GORGEOUS GEORGIAN GALLOWSFIELD...!

Promoting period property perfection inside this wonderful Grade II listed first floor apartment. Conveniently situated on one of Newark's most well-known and desirable tree-lined streets, only a moments walk away from the hustle and bustle of Newark Town Centre, along with a vast range of amenities and excellent transport links including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

If you're searching for an individual, character-filled home, bursting with personality and living flexibility then LOOK NO FURTHER!..

This magnificent Georgian building is one of three unique apartments, oozing charm and originality, filled with a wealth of warmth and fantastic living flexibility, spanning over 1,300 square/ft.

The apartment is accessed via an external staircase, into an entrance hall, leading up to a HUGE INVITING RECEPTION LANDING, a GENEROUS LIVING ROOM with exposed floorboards, an eye-catching fireplace and marble surround, a multi-functional study, inner hall, spacious farmhouse style dining kitchen with Rangemaster cooker and an equally tasteful utility room. Both with Belfast sinks and integrated appliances. There are TWO DOUBLE BEDROOMS, a BEAUTIFUL CONTEMPORARY BATHROOM, which remains in-keeping to the era of the property. An additional staircase leads up to a useful mezzanine space, which poses use for a variety of purposes and two integrated eaves storage cupboards.

Externally, the benefits are far greater, with a DELIGHTFULLY PRIVATE COMMUNAL GARDEN, off-street parking and a SINGLE GARAGE. Additional benefits of this CHARISMATIC CHARACTER HOME include gas central heating, a variety of uPVC double glazing (to the rear) and single glazed sash windows (to the front).

TURN THE KEY... and prepare to fall HEAD OVER HEELS for a beautifully bespoke home in a PRIME central location!...NOT TO BE MISSED!

Guide Price £210,000 - £220,000



ENTRANCE HALL:	51' x 31' (1.55m x 0.94m)
FIRST FLOOR RECEPTION LANDING: Max measurements provided.	910' x 77' (3.00m x 2.31m)
SPACIOUS DINING KITCHEN: Max measurements provided.	14'2' x 12'10' (4.32m x 3.91m)
UTILITY ROOM:	10'6' x 5'9' (3.20m x 1.75m)
LARGE LIVING ROOM:	16'6' x 16'2' (5.03m x 4.93m)
STUDY:	16'4' x 4'9' (4.98m x 1.45m)
MASTER BEDROOM: Max measurements provided.	16'2' x 15'10' (4.93m x 4.83m)
BEDROOM TWO:	10'6' x 7'8' (3.20m x 2.34m)
BEAUTIFUL BATHROOM:	7'8' x 5'10' (2.34m x 1.78m)
SECOND FLOOR MEZZANINE: Accessed via a staircase in the first floor reception landing. Providing carpeted flooring, a smoke alarm, open-spindle balustrade and two useful fitted eaves storage cupboards. This space provides use for a variety of purposes.	10'7' x 7'7' (3.23m x 2.31m)
SINGLE GARAGE: Located in a block of three. Of brick built construction with a sloped roof. Accessed via a manual up/ over garage door. Wooden window to the rear elevation.	17'6' x 9'1' (5.33m x 2.77m)

EXTERNALLY:
The apartment shares a third of a communal garden. Located behind the building. The generous external space is predominantly laid to lawn with a mature Silver Birch tree and a raised paved seating area with timber surround. The garden retains a high-degree of privacy, with established hedged boundaries. There is a shared driveway leading down to the rear of the building, from London Road. This gives access to the single garage, with parking space in front.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, newly installed uPVC double glazing to the rear elevation and retained single glazed sash windows to the front elevation. The front of the building is Grade II listed. 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: 1,300 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Leasehold. Share of Freehold.

Sold with vacant possession on completion.

Lease Information:

We understand from the vendor there is a share of the freehold across all three apartments in this building. 63 A,B,C. There are no communal maintenance charges and no sinking fund in place. Each apartment currently pays £700 a year for buildings insurance. The lease length is for 999 years from 2005. Any external maintenance required is shared across all three apartments. For any further information, please speak to the selling agent.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

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 and central location, within close proximity/walking distance to 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.

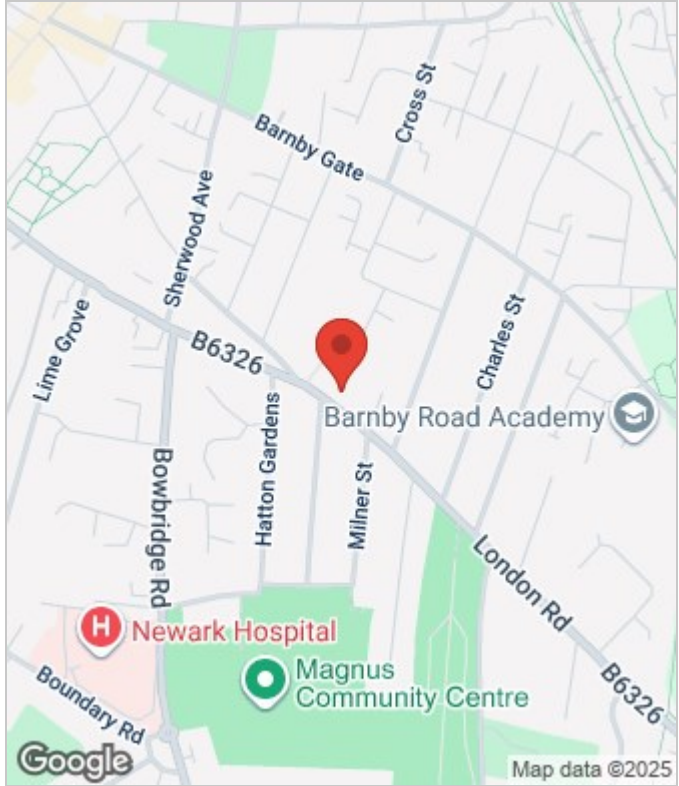
Draft Details-Awaiting Approval:

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.





Communal
Garden



Energy Efficiency Rating

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

