



The Brewhouse, Castle Brewery, Newark





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- WONDERFUL GRADE II LISTED SECOND FLOOR APARTMENT
- PRIME TOWN CENTRE POSITION! CLOSE TO BOTH TRAIN STATIONS!
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- ALLOCATED UNDER-COVER PARKING SPACE & ELECTRIC GATED ENTRANCE
- EXCELLENT CONDITION WITH GAS CENTRAL HEATING
- TWO BEDROOMS & FAR REACHING CENTRAL VIEWS!
- SECURE GATED COMMUNITY WITH COMMUNAL LIFT
- STYLISH & CONTEMPORARY SHOWER ROOM
- ATTRACTIVE COMMUNAL GROUNDS WITH COMMUNAL GYMNASIUM
- NO CHAIN! Tenure: Leasehold. EPC 'tbc'

Guide Price: £140,000 - £150,000. CHARACTER & CONVENIENCE!... ALL ON YOUR DOORSTEP!

We are delighted to welcome you to this SUPERB & SECURE second floor apartment. Promoting a PRIME CENTRAL POSITION and a lovely GATED COMMUNITY all set in the heart of the Town Centre and within walking distance to a wide range of amenities and transport links. Including both Train Stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION!

The Brewhouse is part of a variety of Individual Grade II listed homes, located in the Castle Brewery complex, originally constructed in 1882 as a brewery. This impressive character-filled building was thoughtfully converted in 2002 and expresses a complementary FREE-FLOWING LAYOUT that spans in excess of 700 square/ft, boasting iconic views across the central Newark skyline. The expansive layout comprises: Inviting entrance hall, a GENEROUS LOUNGE/DINER with attractive laminate flooring, a feature fireplace and OPEN-ACCESS though to a WELL-APPOINTED FITTED KITCHEN. Hosting a range of integrated appliances. There is a STUNNING MODERN SHOWER ROOM and TWO BEDROOMS!.. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the complex ensures a safe and security community, with well-tended communal grounds, a basement gymnasium, secure electric front and rear gated entrances. Leading to an UNDER-COVER ALLOCATED PARKING SPACE. Additional benefits of this attractive period home include retained original single glazed windows, GAS CENTRAL HEATING via a modern 'VIESSMANN' combination boiler, a communal lift and a security video entry phone system.

TURN THE KEY, START YOUR STORY!... This is a marvellous modern bolt-hole, that lends itself as a perfect first time home, downsize or investment! Promising to be a HIDDEN GEM in this historical market town. Marketed with NO ONWARD CHAIN!!!

Guide Price £140,000 - £150,000



## ENTRANCE HALL:

Max measurements provided.

9'9 x 5'6 (2.97m x 1.68m)

## OPEN-PLAN LIVING/DINING SPACE:

18'10 x 13'8 (5.74m x 4.17m)

## OPEN-PLAN FITTED KITCHEN:

10'9 x 10'6 (3.28m x 3.20m)

## MASTER BEDROOM:

Max measurements provided up to fitted wardrobes.

12'4 x 9'8 (3.76m x 2.95m)

## BEDROOM TWO:

10'8 x 9'1 (3.25m x 2.77m)

## STYLISH MODERN SHOWER ROOM:

Max measurements provided up to fitted wardrobes.

10'4 x 5'6 (3.15m x 1.68m)

## UNDER-COVERED PARKING SPACE:

The rear of the complex provides a secure electric gated vehicle entrance, located off London Road. This leads down to a large canopy, providing an allocated parking space for the apartment. There are two visitor parking spaces available in the complex. On a first come, first served basis, with a parking permit required.

## COMMUNAL GYMNASIUM:

Located in the basement of the Brewhouse building. Use of the communal 'on site' gymnasium is permitted and included in the management fee.

## EXTERNAL COMMUNAL GROUNDS:

There are attractive and well-tended communal grounds, located within the complex. Providing a range of lovely seating areas and opportunities to relax and unwind.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'VIESSMANN' combination boiler, original retained single glazing throughout, a communal lift and secure video phone entry system.

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 Information:

There is currently Superfast broadband available with up to 80 MBPS download speed.





#### **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.

**Approximate Size: 708 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Leasehold.**  
Sold with vacant possession on completion.

#### **Lease Information:**

Management Company: Franklin Management Ltd  
Length Of Lease: 200 years commencing from 1st January January 2002.  
Years Remaining on Lease: 176 Years.  
Current Ground Rent: £125 a year.  
Current Service Charge: £2,093.68 a year. As per the most recent service charge statement. £1,046.84 is paid every six months. This INCLUDES buildings insurance and use of the communal gymnasium.  
Please note: This information has been provided by the vendor and has not been clarified by the agent.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

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

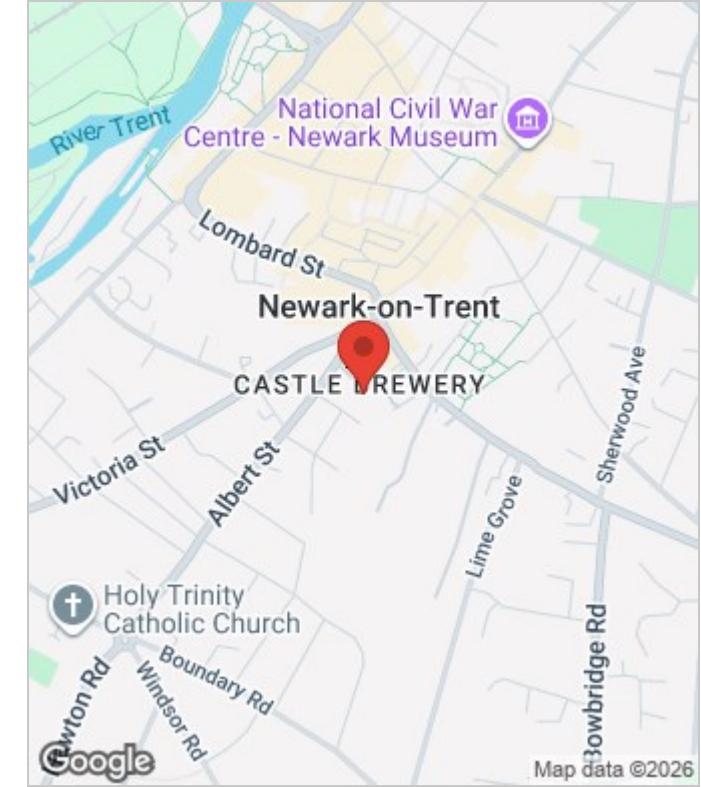
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew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

#### **Local Information & Amenities:**

This property is conveniently located for ease of access into Newark-on-Trent. The apartment is positioned on one of the Towns most sought after positions, with excellent access down to the popular Sconce & Devon Park with lots of greenery to enjoy. 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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	77	
(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	