



Hercules Drive, Newark

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 OLIVER REILLY



# Hercules Drive, Newark

- MODERN GROUND FLOOR APARTMENT
- CENTRAL CUL-DE-SAC- CLOSE TO AMENITIES
- WELL-APPOINTED KITCHEN & BATHROOM
- GATED COMMUNAL CARPARK- WITH ALLOCATED SPACE
- Gas Central Heating & uPVC Double Glazing
- TWO DOUBLE BEDROOMS
- GENEROUS OPEN-PLAN LIVING/DINING SPACE
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- NO CHAIN! Tenure: Leasehold. EPC 'C' (80)

Guide Price: £100,000-£110,000. GENEROUS GROUND FLOOR LIVING!!!

Don't look past this impressive ground floor apartment, pleasantly situated in a desirable and central cul-de-sac, lying in CATCHMENT FOR BARNBY ROAD ACADEMY and set in comfortable walking distance to the Town Centre. Surrounded by amenities and great transport links, including two train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

Not only is this stylish home the epitome of modern-living it boasts its only private entrance, that enhances the COPIOUS FREE-FLOWING LAYOUT, comprising: Entrance hall, a LARGE OPEN-PLAN LIVING/ DINING SPACE with open-access though to a well-appointed fitted kitchen. There are TWO DOUBLE BEDROOMS and a three-piece bathroom. The sizeable master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, the rear of the complex has a gated communal driveway with an ALLOCATED PARKING SPACE associated with the apartment.

Additional benefits of this CRACKING CONTEMPORARY HOME include uPVC double glazing and gas central heating.

With CONVENIENCE ON YOUR DOORSTEP... It's time to turn the key and begin your next chapter. Marketed with NO ONWARD CHAIN!



Guide Price £100,000 - £120,000



Gated Communal Car Park With Allocated Parking Space

|                                                                                          |                              |
|------------------------------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b>                                                                    | 13'9 x 3'8 (4.19m x 1.12m)   |
| <b>GENEROUS OPEN-PLAN LOUNGE/DINER:</b><br>Max measurements provided.                    | 19'10 x 13'2 (6.05m x 4.01m) |
| <b>FITTED KITCHEN:</b>                                                                   | 13'3 x 5'10 (4.04m x 1.78m)  |
| <b>MASTER BEDROOM:</b><br>Hosting extensive fitted wardrobes. Max measurements provided. | 13'3 x 10'4 (4.04m x 3.15m)  |
| <b>EN-SUITE SHOWER ROOM:</b><br>Max measurements provided.                               | 6'8 x 5'5 (2.03m x 1.65m)    |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                                        | 11'2 x 7'9 (3.40m x 2.36m)   |
| <b>THREE-PIECE BATHROOM:</b>                                                             | 6'5 x 5'5 (1.96m x 1.65m)    |

## GATED COMMUNAL CAR PARK:

The left side aspect, adjacent to the entrance to the apartment has a wooden double gated tarmac entrance, leading to a large communal carpark. There is 1 allocated space associated with the property.

## Services:

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

## Approximate Size: 675 Square Ft.

Measurements are approximate and for guidance only.

## Tenure: Leasehold.

Sold with vacant possession on completion.



#### Lease Information:

Management Company: The Barnby Road Number 2 Management Company Limited

Length Of Lease: 99 years from 1st January 2004.

Years Remaining on Lease: 77 Years.

Current Ground Rent: £250 per annum

Current Service Charge for 2026: £2,295.38 per annum. This INCLUDES buildings insurance, maintenance/ up-keep of the internal and external communal areas.

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 'A'

#### EPC: Energy Performance Rating: 'C' (80)

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, within catchment for the desirable Barnby Road Academy. 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. There is also access to Lincoln and Nottingham via Newark Castle 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 an appointment, please contact us on: 01636 558 540.

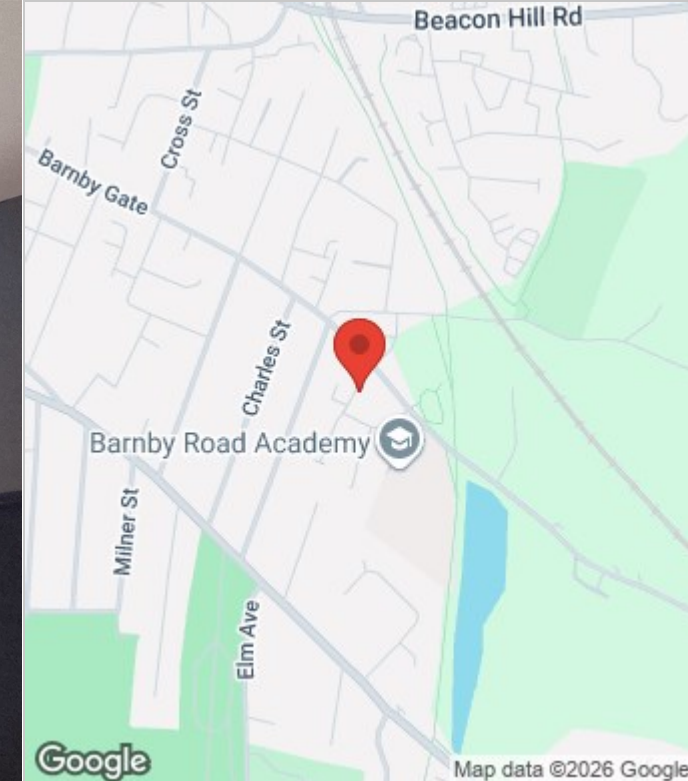
#### Draft Details-Awaiting Approval:

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.



# GROUND FLOOR





### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>80</b>                                                                                                     | <b>80</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 |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |