

Hercules Drive, Newark

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OLIVER REILLY



Hercules Drive, Newark

Guide Price £100,000 - £110,000

- SUPERB FIRST FLOOR APARTMENT
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- MODERN FITTED KITCHEN
- GATED & ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GENEROUS 19FT LIVING/DINING SPACE
- STYLISH BATHROOM & EN-SUITE
- RECENTLY EXTENDED LEASE!
- NO ONWARD CHAIN! Tenure: Leasehold. EPC 'B'

Guide Price: £100,000-£110,000. **NO ONWARD CHAIN!!** PERECT FOR FIRST TIME BUYERS!
Welcome to Hercules Drive!...Ideally positioned on the edge of the town centre, is a well-regarded and convenient location, offering easy access to a wide range of local amenities while remaining well connected to major road networks and excellent transport links including both train stations, which are comfortable walking distance. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION- Via North Gate Station.

This impressive apartment complex stands proudly while maintaining an exclusive feel, with the communal entrance shared by just three other apartments. This creates a SECURE & WELCOMING ENVIRONMENT FROM THE MOMENT YOU ARRIVE!

The apartment itself is a positioned on the first-floor apartment. Remaining SUPERBLY SPACIOUS & offering almost 700 sq ft of well-designed accommodation. Presented in a stylish and contemporary manner, the property benefits from a BRIGHT & AIRY INTERNAL FEEL THROUGHOUT!

The layout comprises: Welcoming entrance hall leading into a generous19FT OPEN-PLAN LIVING/ DINING SPACE with open access into a modern fitted kitchen, complemented by a RANGE OF INTERGATED APPLIANCES!

The property boasts TWO EXCELLENT SIZED DOUBLE BEDROOMS, along with a modern bathroom. The spacious master bedroom benefits from EXTENSIVE FITTED WARDROBES and an attractive EN-SUITE SHOWER ROOM.

Outside, the property benefits from secure gated communal off-street parking, with an allocated parking space associated with the apartment.

Additional benefits include uPVC double glazing, gas central heating, a high EPC RATING OF 'B' and the huge added benefits of a NEWLY RENEWED 125 YEAR LEASE- Commending from September 2024.

Steeped in SPACE, STYLE & MODERN-DAY PRACTICALITY this impressive contemporary apartment presents an ideal opportunity for a first-time buyer, downsizer or investor seeking a low-maintenance property in a convenient and well-connected location!







Gated Communal Car Park With Allocated Parking Space

ENTRANCE HALL: 9'3 x 8'9 (2.82m x 2.67m)
Max measurements provided.

OPEN-PLAN LIVING/DINING ROOM: 19'9 x 13'2 (6.02m x 4.01m)
Max measurements provided.

MODERN FITTED KITCHEN: 13'4 x 6'0 (4.06m x 1.83m)

MASTER BEDROOM: 13'4 x 10'9 (4.06m x 3.28m)
With extensive fitted wardrobes and access into a stylish en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM: 6'3 x 5'5 (1.91m x 1.65m)

BEDROOM TWO: 15'6 x 7'5 (4.72m x 2.26m)
Max measurements provided.

MODERN BATHROOM: 6'5 x 5'6 (1.96m x 1.68m)

COMMUNAL GATED PARKING:
The left side aspect, adjacent to the entrance to the apartment has wooden double gates with a secure key code, leading through to a large communal carpark. There is 1 allocated space associated with the property. Visitor parking is also available.

Approximate Size: 685 Square Ft.
Measurements are approximate and for guidance only.



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.

Tenure: Leasehold.
Sold with vacant possession on completion.

Lease Information:
Management Company: The Barnby Road Number 2 Management Company Limited
Length Of Lease: 125 years from September 2024
Years Remaining on Lease: 123 Years.
Current Ground Rent: £250 per annum
Current Service Charge for 2026: £2,295.38 a year. 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: 'B' (81)
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, 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.



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.



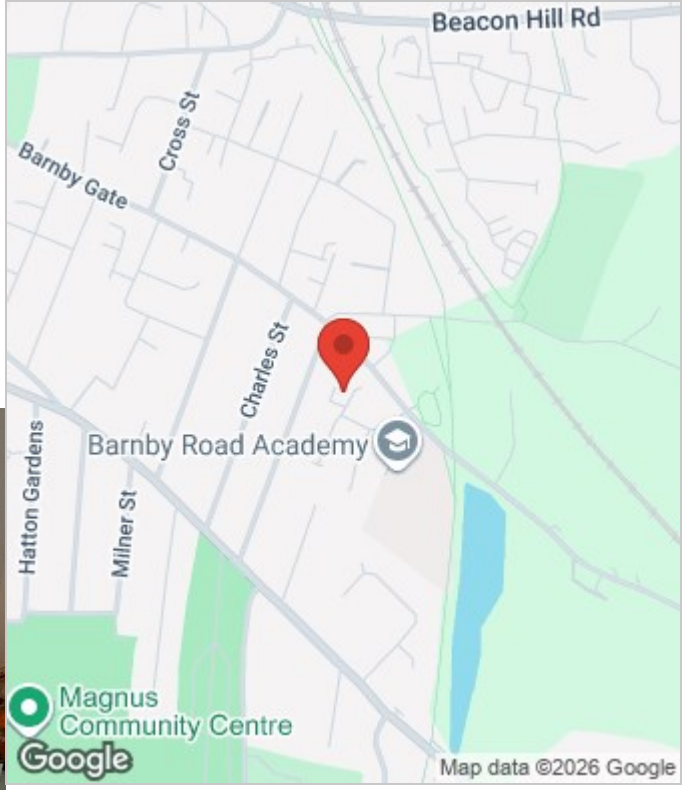
Money Laundering Regulations:

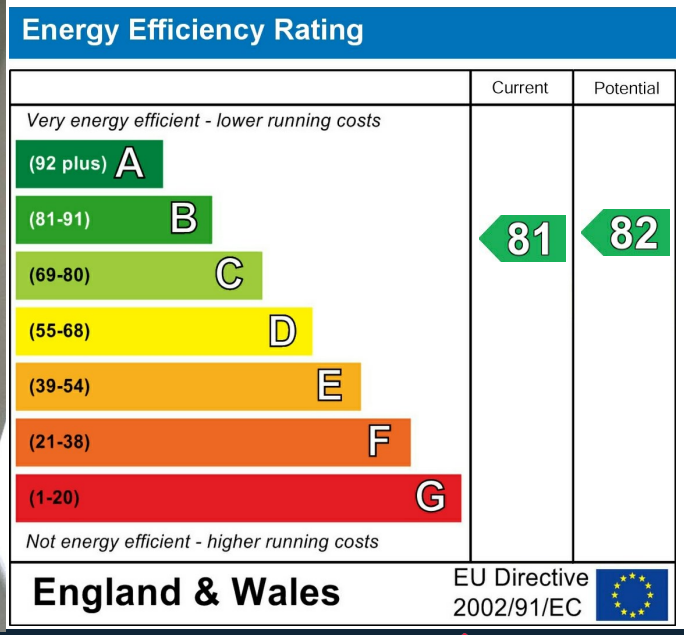
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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