
Ash Road, Newark
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OLIVER REILLY



Ash Road, Newark

Guide Price £100,000 - £110,000

- SPACIOUS FIRST FLOOR APARTMENT
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERN KITCHEN & BATHROOM
- LOVELY GARDEN & BRICK OUTBUILDING
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINER
- IDEAL FIRST TIME HOME OR SUITABLE DOWNSIZE
- POTENTIAL OFF-STREET PARKING (Subject To Approval)
- EXCELLENT CONDITION! Tenure: Leasehold EPC 'D'



Guide Price: £100,000-£110,000. A GREAT NEXT STEP!

This superbly sized first-floor apartment presents a fantastic opportunity for first-time buyers, downsizers or investors seeking a well-maintained, modern and low-maintenance home. Offering an impressive amount of space both inside and out, this is a property that is sure to appeal to a wide range of buyers.

Situated within a residential cul-de-sac on the outskirts of the Town Centre, the property is well positioned for access to local amenities, schools and major road links.

The deceptively spacious accommodation comprises to the ground floor via a secure entrance hall with staircase leading to the first-floor landing, a generous lounge/diner, modern fitted kitchen, TWO EXCELLENT DOUBLE BEDROOMS and a family bathroom.

Externally, the property continues to impress, with a sizeable front garden offering excellent POTENTIAL CONVERSAION FOR OFF-STREET PARKING. Subject to the installation of a dropped kerb and necessary approvals.

A useful brick-built outbuilding provides secure additional storage, while a pathway leads down to the particularly LARGE REAR GARDEN. Offering a fantastic blank canvas, the garden provides plenty of space and scope for you to create an outdoor area perfectly suited to your own individual needs.

Further benefits include uPVC double glazing and gas central heating, supplied via a modern combination boiler.

MOVE STRAIGHT IN & MAKE IT YOURS! Offering easy, low-maintenance living, generous proportions and plenty of room to enjoy and grow, this is an excellent opportunity NOT TO BE MISSED!!!





GROUND FLOOR ENTRANCE: 4'0 x 3'1 (1.22m x 0.94m)

FIRST FLOOR LANDING: 17'10 x 4'6 (5.44m x 1.37m)
Max measurements provided.

GENEROUS LOUNGE/DINER: 15'10 x 14'6 (4.83m x 4.42m)
Max measurements provided.

MODERN FITTED KITCHEN: 13'1 x 7'6 (3.99m x 2.29m)
Max measurements provided.

MASTER BEDROOM: 13'10 x 10'7 (4.22m x 3.23m)

BEDROOM TWO: 13'10 x 9'6 (4.22m x 2.90m)
Max measurements provided.

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

BRICK OUTBUILDING: 13'3 x 5'11 (4.04m x 1.80m)
Of brick built construction, with a flat roof. Accessed via a side personal door. Hosting excellent storage and great potential. Obscure uPVC double glazed window to the front elevation. Approximate measurements provided.



EXTERNALLY:

This sizeable first-floor apartment is situated within a residential cul-de-sac, conveniently positioned close to local amenities and on the outskirts of the Town Centre.

A metal pedestrian gate opens onto a paved pathway leading to the side entrance door, with a concrete/ stone canopy above. The front garden is predominantly laid to lawn and offers excellent scope for the creation of off-street parking, subject to the necessary approvals and installation of a dropped kerb. The property also benefits from access to a useful brick-built outbuilding, providing valuable additional storage.

The paved pathway continues around to the rear, down to a particularly large garden offering excellent space and plenty of scope for the new owner to inject their own personality. The garden is predominantly laid to lawn, with established hedge borders to the sides and high-level fenced boundary to the rear, creating a good degree of privacy. There is provision for a washing line and an unspoilt tree-lined outlook to the rear, making this a surprisingly spacious and pleasant outdoor area.

Approximate Size: 760 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:

Freeholder: Newark & Sherwood District Council
Length Of Lease: 110 Years from 30th April 2018.
Years Remaining on Lease: 102 Years.
Current Ground Rent: £10 a year.
Current Service Charge: Approximately £150.15 a year.
Current Buildings Insurance for the year: £100
This is based for the period up to 31/03/27.
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'

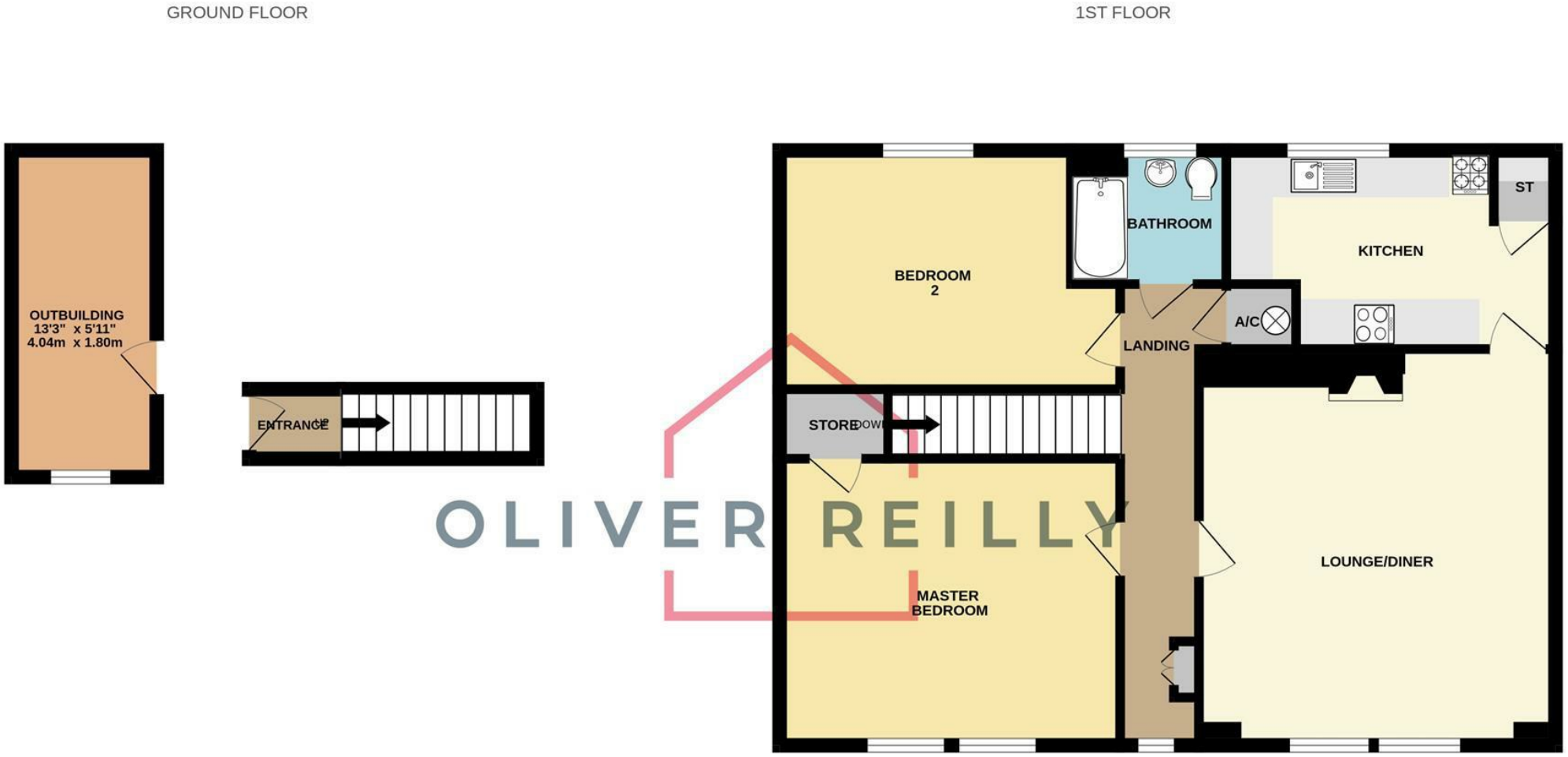


EPC: Energy Performance Rating: 'D' (68)

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 just over 1.5 miles away from 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

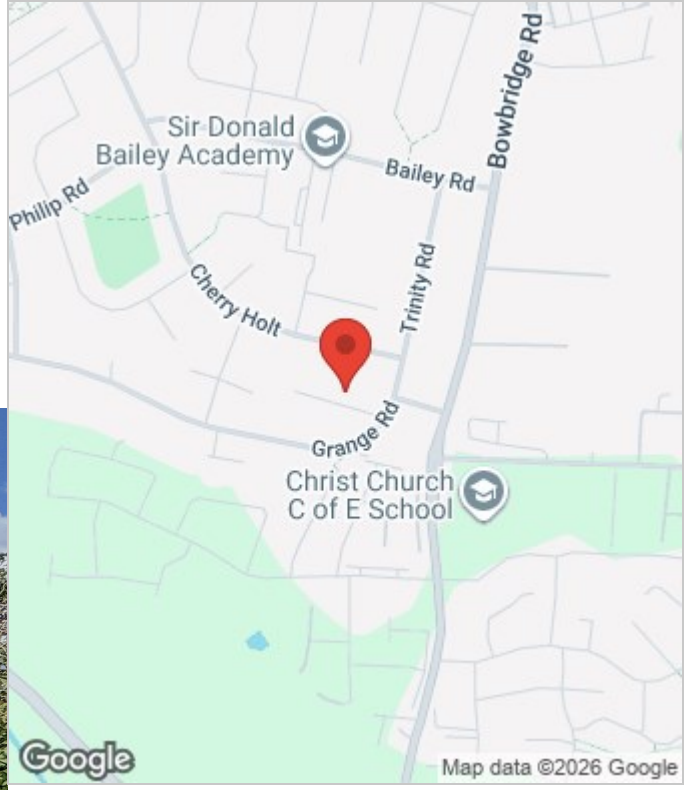


Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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