Castle Brewery Court, Newark

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OLIVER REILLY

Castle Brewery Court, Newark

Guide Price £65,000

- TOP FLOOR APARTMENT
- CENTRAL LOCATION- CLOSE TO TOWN CENTRE
- LARGE DUAL-ASPECT LOUNGE/DINER
- ELECTRIC HEATING & uPVC DOUBLE GLAZING
- POTENTIAL TO ADD VALUE & IMPROVE
- TWO BEDROOMS
- MODERNISATION SCHEME REQUIRED
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME HOME OR INVESTMENT OPPORTUNITY
- NO CHAIN! Tenure: Leasehold. EPC 'C'

UNLOCK THE POTENTIAL & MAKE IT YOUR OWN!

This top-floor apartment offers fantastic potential for buyers looking to create a home tailored to their own taste and requirements. Ideal for a first-time buyer or investor, the property provides an excellent opportunity to add value through a programme of cosmetic modernisation and BRING IT BACK TO LIFE!

Situated in a convenient and central location, the apartment is just a short walk from the town centre, both train stations and a wide range of excellent local amenities.

The well-proportioned accommodation provides a great starting point and comprises: entrance hall, inner hallway, GENEROUS DUAL-ASPECT LOUNGE/DINER leading into a fitted kitchen, TWO BEDROOMS and a three-piece bathroom.

Externally, the communal car park provides an allocated parking space conveniently positioned outside the apartment entrance.

Further benefits include uPVC double glazing, electric heating and NO ONWARD CHAIN!

SEIZE YOUR CHANCE & SEE THE SCOPE!

A property with plenty of potential, this apartment is sure to appeal to buyers with a clear vision and a willingness to take on a project! Whether you're looking to create your first home or seeking an investment opportunity. DON'T LET THIS PASS YOU BY!

ENTRANCE HALL:	4'7 x 2'9 (1.40m x 0.84m)
INNER HALL:	5'5 x 2'9 (1.65m x 0.84m)
DUAL-ASPECT LOUNGE/DINER	14'2 x 13'4 (4.32m x 4.06m)
FITTED KITCHEN:	8'6 x 7'7 (2.59m x 2.31m)
MASTER BEDROOM:	11'1 x 9'10 (3.38m x 3.00m)
BEDROOM TWO:	9'9 x 8'6 (2.97m x 2.59m)
BATHROOM:	8'6 x 8'6 (2.59m x 2.59m)

Max measurements provided.

Allocated Parking Space:

There is one allocated parking space, located outside the entrance to the apartment complex.

Approximate Size: 520 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.

Broadband Connectivity:
Ultrafast broadband is available in the immediate area, providing approximately 1,000 Mbps download speed.

Tenure: Leasehold.
Sold with vacant possession on completion.

Lease Information:
Length Of Lease: 125 Years from April 1990.
Years Remaining: 89 Years.
Managing Agents: Lambert Smith Hampton (LSH).
Annual Service Charge: Approximately £1,170 a year. This includes any ground rent and buildings insurance, which can be paid monthly. Covering repair and upkeep of the internal communal areas, hedges and car park.
This information has been provided by the vendor and has not been verified by the agent.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C'
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.

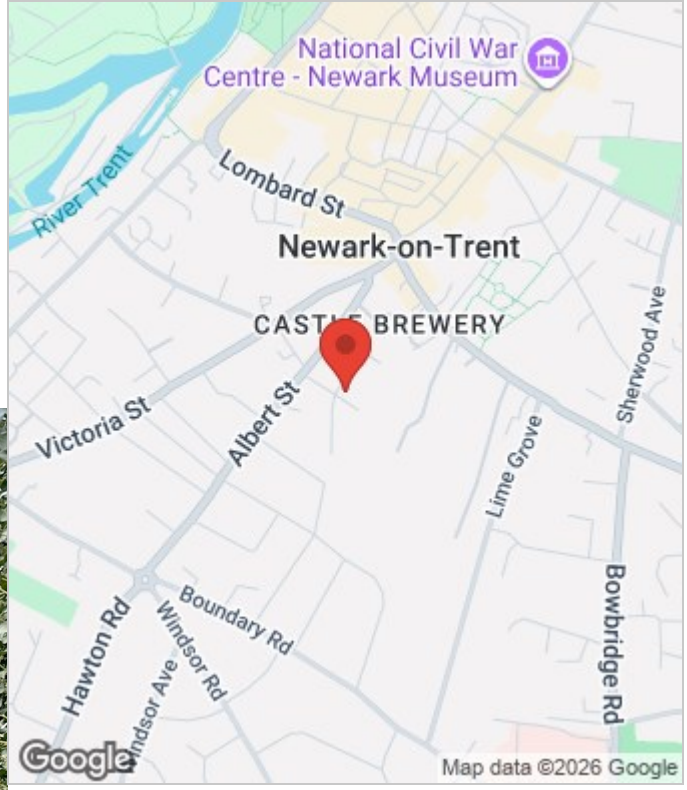
Local Information & Amenities:
This property is conveniently located in a highly sought after central location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. 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.

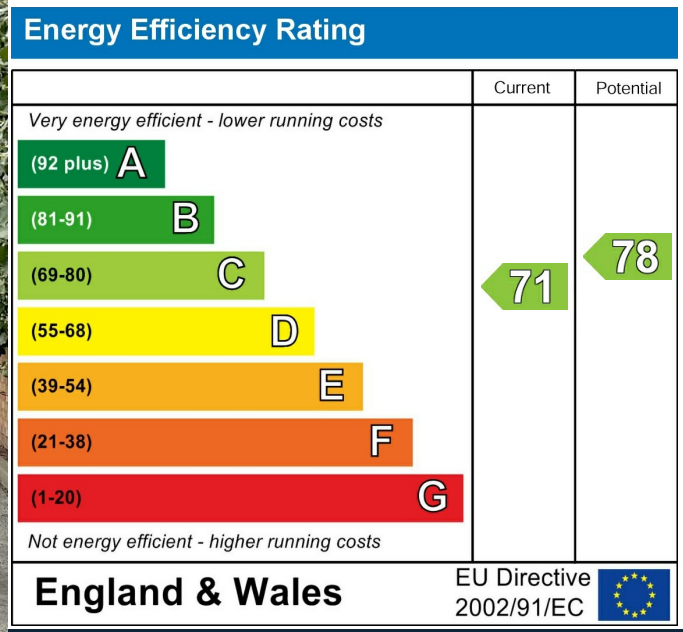
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

THIRD FLOOR

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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