

# Jon Brambles

ESTATE AGENTS



## Huddlestones Wharf, Newark NG24 4UL



**GUIDE PRICE £90,000 to £100,000.** A one bedroom ground floor apartment situated in a Conservation area a short distance from Newark town centre, with a 999 year lease from 1 June 1985. In addition to the double bedroom, the property has a nicely proportioned lounge/diner, a galley style kitchen and bathroom. This home has recently been redecorated and had new floor coverings. The apartment is double glazed and has electric storage heating. There is also an allocated parking space.

**Guide Price £90,000 to £100,000**

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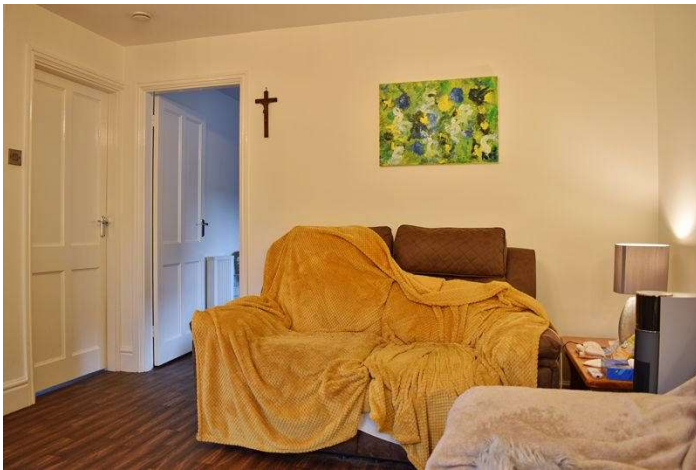
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## Situation and Amenities

Huddlestons Wharf is situated a short distance from Newark town centre. The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose, and Marks & Spencer food, as well as fine restaurants, public houses and cafes. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM A LITTLE OVER AN HOUR.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hall

The entrance hall has doors providing access to the lounge/diner and the bathroom. The airing cupboard is located within the hallway. There is also a ceiling light point.

### Lounge/Diner 13' 6" x 11' 3" (4.11m x 3.43m)

This good sized and well proportioned reception room has a window to the side elevation looking towards the allocated parking space. The lounge/diner has a ceiling light point, an electric storage heater, and is open plan through to the kitchen. Access is also obtained to the bedroom.

### Kitchen 10' 1" x 5' 5" (3.07m x 1.65m)

The kitchen has a window to the front elevation and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing electric cooker, and space and plumbing for a washing machine. The kitchen has a ceiling light point.

**Double Bedroom** 12' 0" x 11' 1" (3.65m x 3.38m) (at widest points)

This double bedroom has a window to the rear elevation, a range of fitted wardrobes, a ceiling light point and an electric storage heater.

**Bathroom** 8' 5" x 5' 1" (2.56m x 1.55m)

The bathroom has an opaque window to the front and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiled walls, a ceiling light point and a wall mounted electric heater.

**Outside**

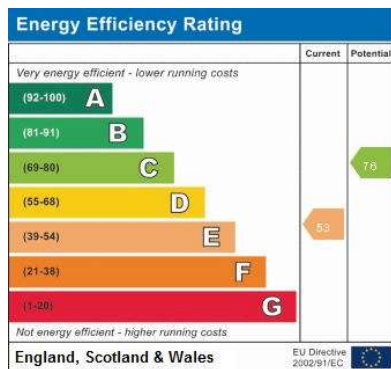
The property has one allocated parking space.

**Lease Information**

The tenure of the property is leasehold on a 999 year lease from 1 June 1985. There is a peppercorn rent.

**Council Tax**

The property is in Band A.



## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

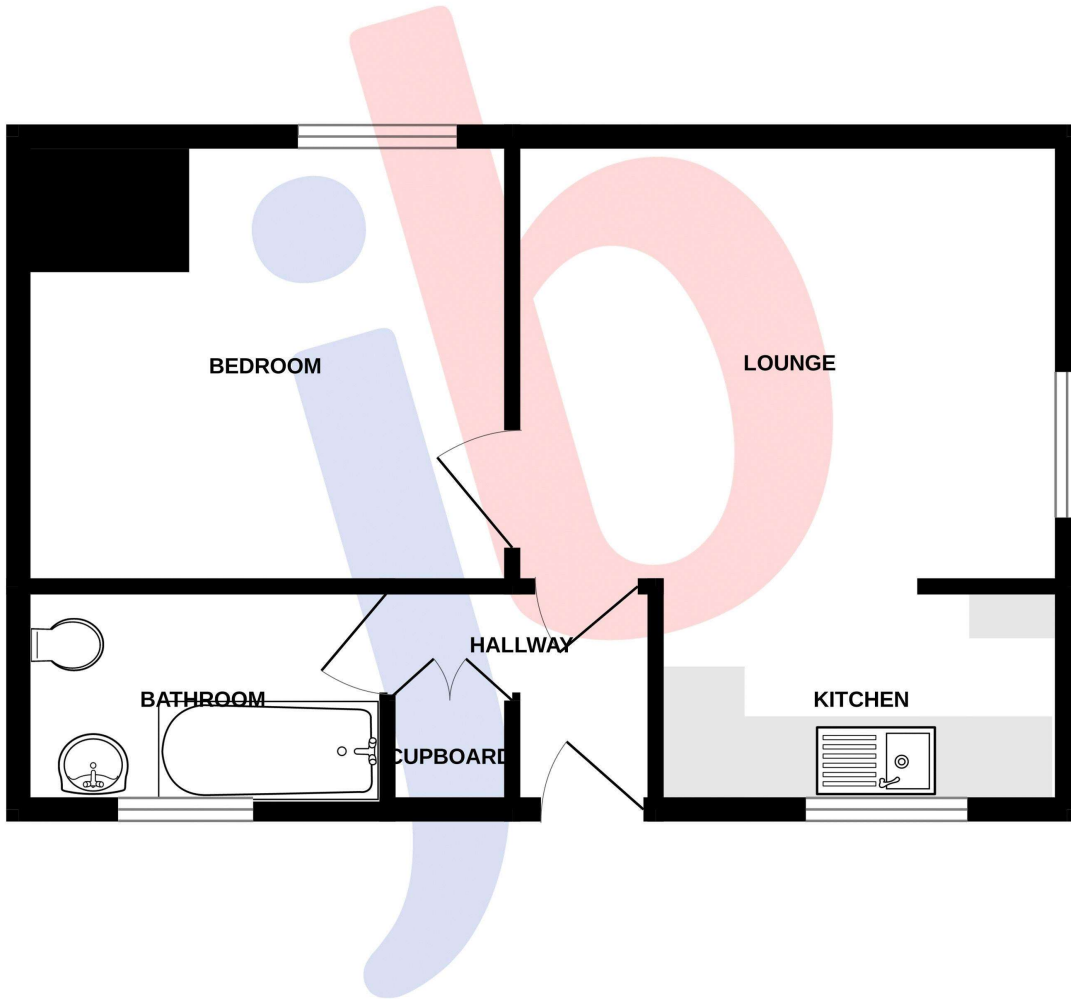
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006878 31 January 2024



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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