

Jon Brambles

ESTATE AGENTS



Barrows Gate, Newark NG24 2FY



A first floor two bedroom apartment situated in a popular location a short distance from the town centre and North Gate train station. The property is double glazed, has gas central heating and is accessed via a secure door phone entry system. The accommodation includes a lounge/diner, kitchen, two bedrooms and a bathroom. There is an allocated parking space and ample visitor parking. Available for purchase with NO CHAIN.

£90,000

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Situation and Amenities

The property is situated a short distance from Newark town centre. Newark 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 Marks & Spencer food hall and Waitrose. 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 AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door of the apartment, this leads into the entrance vestibule which provides a useful storage space for coats and shoes etc. A further door leads into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to all rooms and has two ceiling light points and a radiator. Also accessed from the hallway is a useful storage cupboard.

Lounge/Diner 15' 0" x 11' 1" (4.57m x 3.38m)

This good sized reception room has two windows to the front elevation, and is of sufficient size to accommodate both lounge and dining room furniture. The lounge/diner has two ceiling light points and two radiators.

Kitchen 8' 10" x 8' 8" (2.69m x 2.64m)

The kitchen has a window to the front elevation and is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and an integrated oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine and a slim-line dishwasher, and further space for a vertical fridge/freezer. The kitchen also has a ceiling light point and a radiator.

Bathroom 8' 11" x 5' 1" (2.72m x 1.55m) (at widest points)

The bathroom is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a radiator.

Bedroom One 11' 6" x 8' 10" (3.50m x 2.69m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Two 9' 6" x 7' 8" (2.89m x 2.34m)

Bedroom two has a window to the rear elevation, a ceiling light point and a radiator.

Outside

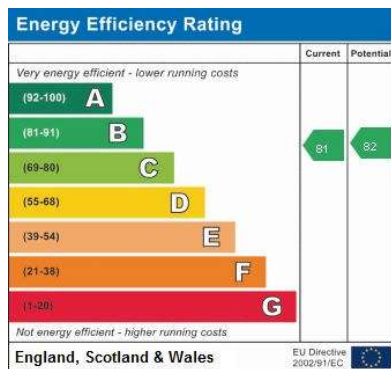
The property has an allocated parking space and ample visitor parking.

Lease Information

The tenure of the property is leasehold on a 150 year lease from 2005. There is a current service charge of approximately £106 per month, and a ground rent of approximately £200 per annum. The above information has not been verified by the agent and clients should get their legal representative to check this.

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.

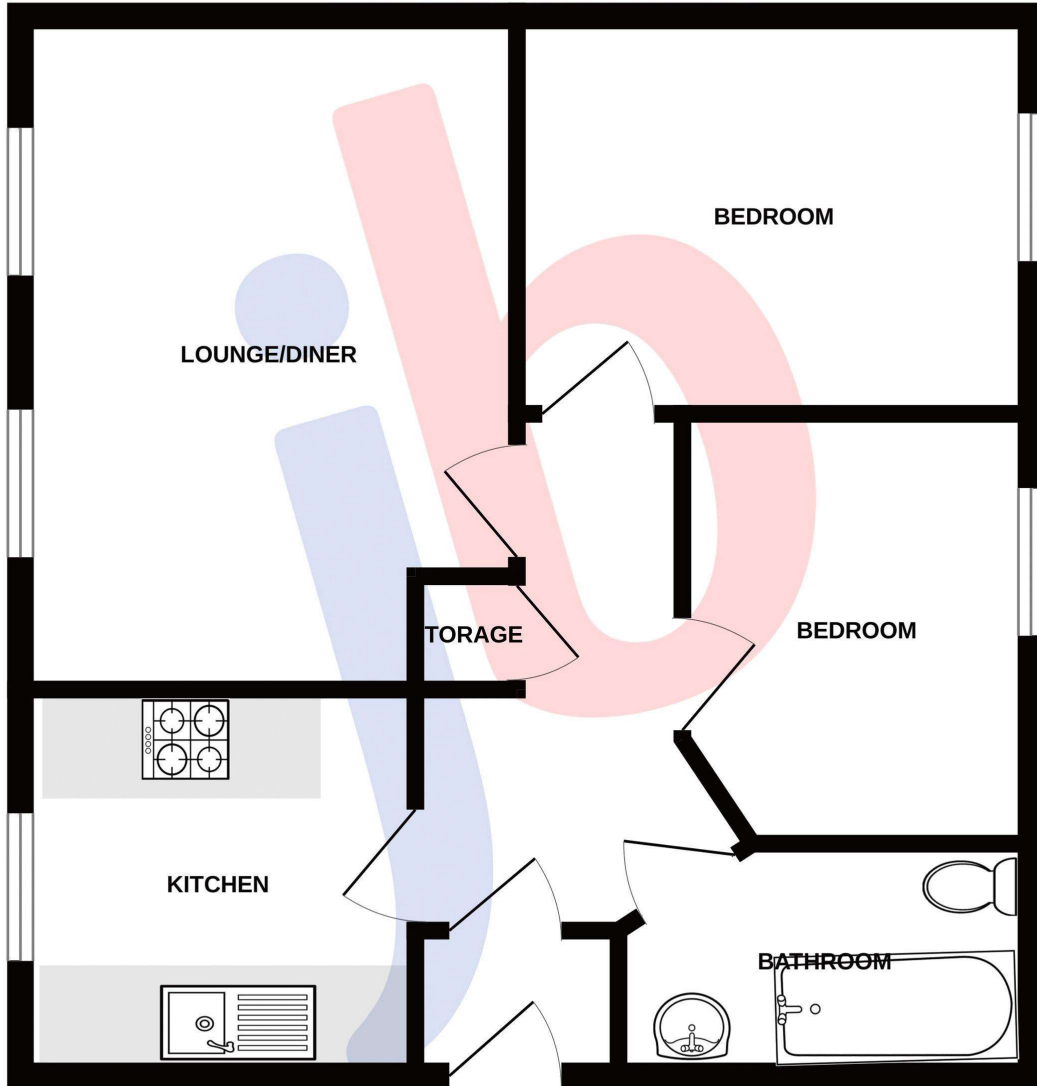
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00006841 02 January 2024



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 sq.m.) approx.

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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