

## Apartment 3 St Marys Rooms, Guildhall Street

Newark, NG24 1UH

**£125,000**

NO ONWARD CHAIN - A modern Ground Floor Apartment within a Period Parish Room Conversion with a private front door and being close to the Town Centre. In brief the accommodation comprises a good size Kitchen Diner with integrated appliances, Living Room, Bedroom and a modern Jack 'n' Jill Shower Room. The property features high ceilings and there is a small open plan outside area. Viewings are recommended to appreciate the charm that this property has to offer.



# Guildhall Street, Newark, NG24 1UH

## SERVICES

Mains electricity, water and drainage. Electric heating.

## TENURE

Share of Freehold between the five apartments.

Length of Lease - 999 years from 20.12.2018.

Maintenance Charge - £35.00 paid on the 1st of the month which covers maintenance of the building and window cleaning.

Ground Rent - £100.00 per annum (£50.00 paid bi-annually in September and March).

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## EPC RATING C

## COUNCIL TAX BAND – A

## LOCAL AUTHORITY – Newark and Sherwood District Council

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

## LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

## ACCOMMODATION

### KITCHEN DINER

14' 11" x 12' 4" (maximum) (4.55m x 3.76m) A modern fitted Kitchen Diner with a range of fitted wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, integral fridge freezer, dishwasher and washing machine, fitted oven and ceramic hob with extractor hood over, tiled splash-backs, inset spotlights, wall mounted electric heater, door through to the Living Room and window to the front elevation.

### LIVING ROOM

14' 10" (plus lobby recess) x 9' 11" (4.52m x 3.02m) With window to the rear elevation, doors leading to the Bedroom and Shower Room, wall mounted electric heater and built-in storage cupboard with shelving and housing the hot water cylinder.

### BEDROOM

13' 1" x 9' 7" (3.99m x 2.92m) With window to the rear elevation, wall mounted electric heater and door to the Shower Room.

### SHOWER ROOM

6' 8" (maximum) x 6' 0" (2.03m x 1.83m) A modern fitted Jack 'n' Jill Shower Room fitted with a pedestal wash hand basin, low level WC and shower cubicle with a mains fed shower, electric heated towel rail, inset spotlights and extractor.

### OUTSIDE

Open plan with neighbouring properties and gravelled garden area.

#### WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556 088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

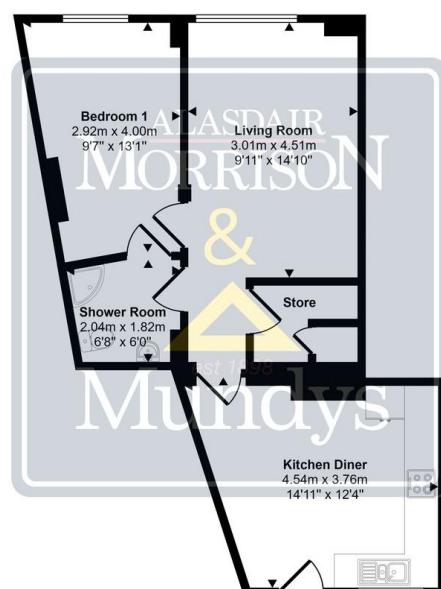
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Approx Gross Internal Area  
49 sq m / 525 sq ft



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Newark

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Southwell

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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