

1 Mayfair House, Spring Gardens

Newark, NG24 4UW



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£125,000

This ground floor maisonette offers comfortable and convenient living with the added benefit of its own private front door and a garden to the rear. Inside, the property has been updated to include a re-fitted kitchen and modern shower room, along with a spacious Living Room and two well-proportioned Bedrooms. A useful Hallway provides extra space for storage or day-to-day living. The home is fully uPVC double glazed, features gas central heating, and is offered for sale with no upward chain. Located close to Newark town centre, it enjoys excellent access to local amenities and public transport links.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Share of freehold between the four apartments

Length of Lease - 500 years from 1.7.1973

Ground Rent - Peppercorn

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

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 boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. 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

ENTRANCE HALL

9' 4" x 2' 11" (2.85m x 0.90m) With uPVC double glazed door and a door to the living room.



LIVING ROOM

12' 8" x 13' 3" (3.86m x 4.04m) With uPVC double glazed window to the front elevation, plate rail, radiators and doors to the inner hallway and kitchen.

KITCHEN

10' 9" x 8' 4" (3.28m x 2.54m) Fitted kitchen with Shaker style units and worksurface incorporating a 1½ bowl sink unit, undercounter space for a washing machine, fitted oven, ceramic hob and stainless steel extractor hood, space for fridge freezer, wall mounted gas central heating combination boiler, radiator, uPVC double glazed window and door to the rear.

INNER HALLWAY

With doors to the two bedrooms and the shower room.



SHOWER ROOM

8' 4" x 5' 8" (2.54m x 1.73m) Fitted with a white three-piece suite, comprising a low-level WC, wash hand basin within vanity unit, and a mains fed shower, extractor, heated towel rail and a uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE

11' 5" x 11' 4" (3.48m x 3.45m) With uPVC double glazed window to the front elevation and a radiator

BEDROOM TWO

11' 5" x 7' 2" (3.48m x 2.18m) With uPVC double glazed window to the rear elevation and a radiator.

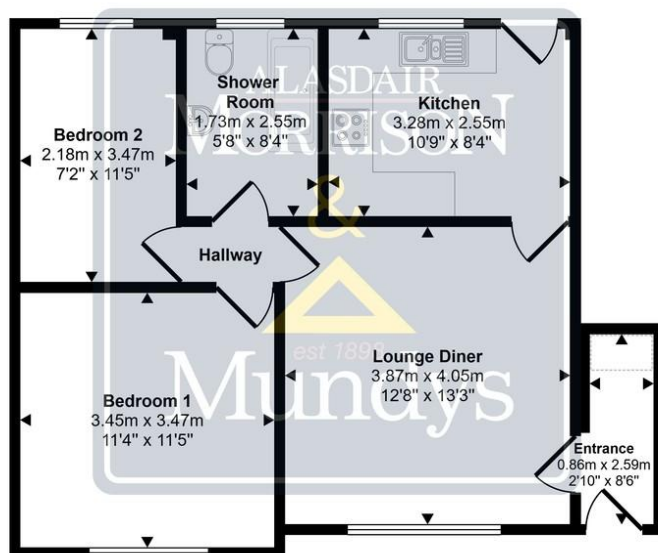
OUTSIDE

There is a lawned garden at the rear.





Approx Gross Internal Area
55 sq m / 587 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WEBSITE

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Sills & Bitteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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

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

GENERAL

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