



55 The Courtyard, Castle Brewery

Newark, NG24 4FF

Offers in Excess of £125,000

Situated within a sought after gated development, this well presented First Floor Apartment offers secure door entry access, beautifully maintained communal gardens and exclusive use of the residents' gym, all within walking distance of Newark town centre. The accommodation includes a 21ft Living Room, a fitted Kitchen, Two Bedrooms and a modern Shower Room featuring a large mains fed shower. Outside, the property benefits from an allocated parking space as well as additional visitor parking. Combining security, convenience and excellent on-site amenities, this apartment provides an attractive lifestyle opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C (Newark and Sherwood District Council).

TENURE - Leasehold.

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

Inset spotlights, built-in storage cupboard, secure door entry phone and doors to living room, bedrooms and to the shower room.

SHOWER ROOM

7' 2" x 7' 10" maximum measurements (2.2m x 2.4m) Three piece suite comprising a large shower cubicle with the mains fed shower, low level WC and pedestal wash hand basin. Extractor, chrome heated towel rail, tiled splash-backs and electric shaver point.

LIVING ROOM

21' 11" x 12' 5". maximum measurements into recesses (63.8m) Double glazed window, radiator laminate flooring and door to the kitchen.

KITCHEN

8' 2" x 7' 10" (2.5m x 2.4m) Fitted with wall and base units with a work surface over incorporating the sink unit with a stainless steel mixer tap. Fitted oven, gas hob, stainless steel extractor hood, integrated dishwasher, under counter space for a washing machine and space for a fridge freezer. Radiator, tiled splash-backs, inset spotlights, wall mounted gas central heating combination boiler and double glazed window.

BEDROOM ONE

14' 5" x 8' 6" (4.4m x 2.6m) Double glazed window, radiator and laminate flooring.

BEDROOM TWO

10' 2" x 7' 6" (3.1m x 2.3m) Double glazed window, radiator and laminate flooring.

LEASEHOLD INFORMATION

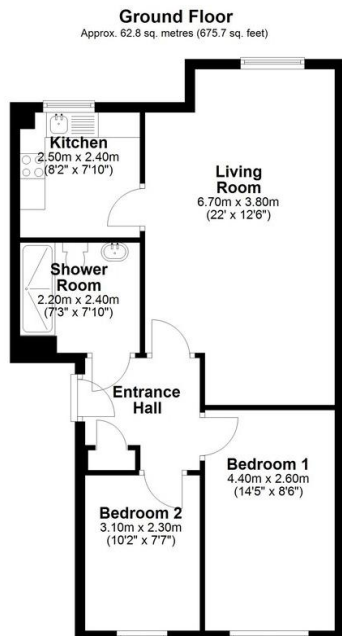
Length of Lease - 200 years from 01 January 2002

Years Remaining on Lease - 175 Years

Annual Ground Rent - £150

Annual Service Charge Amount - £1200

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



Total area: approx. 62.8 sq. metres (675.7 sq. feet)
55 The Courtyard, Newark

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.ni

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 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 the 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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are given as a general guide and the vendors (Lessors) for whom they act as Agents give notice that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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.