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## 25 The Brewhouse, Castle Brewery, Newark, Nottinghamshire, NG24 4AF

A two bedroom penthouse apartment offering modern living within an historic Brewhouse close to Newark town centre. The Brewhouse apartment is situated in a secure gated development with allocated parking for one vehicle and on site gym. E.P.C rating C.

£129,950

- Penthouse Apartment
- Two Bedrooms
- Gas Fired Central Heating
- Exposed Beams



## Property Description

### INTRODUCTION

A two bedroom penthouse apartment offering modern living within an historic Brewhouse close to Newark town centre. The Brewhouse apartment is situated in a secure gated development with allocated parking for one vehicle and on site gym. E.P.C rating C.

### ENTRANCE

Accessed via a secure entrance door which is fob operated. The internal communal hallway has a staircase and lifts to all floors. Visitor access via intercom at two entrance points and main entry point to The Brewhouse building.

### APARTMENT HALLWAY

Having laminated flooring and exposed oak beams. Radiator. Video entry phone.

### UTILITY ROOM

6' 7" max x 2' 7" max (2.01m x 0.79m) Plumbing and space for a washing machine. Wall mounted gas fired boiler serving the gas fired central heating system.

### BATHROOM

8' 6" max x 7' 3" max (2.59m x 2.21m) Fitted with a white suite comprising panelled bath with shower over, wash hand basin and low suite WC. Ceramic tiled floor. Radiator.

### BEDROOM ONE

13' 5" max x 11' 6" max (4.09m x 3.51m) Having original oak beams. Laminated flooring. Velux windows. Radiator. Telephone and television aerial points. Door to en-suite.

### EN-SUITE

7' 5" x 6' 2" (2.26m x 1.88m) Comprising WC, wash hand basin and shower cubicle. Ceramic tiled flooring. Radiator.

### BEDROOM TWO

11' 06" max x 9' 4" max (3.35m x 2.82m) Original beams. Laminated flooring. Velux window. Radiator.

### OPEN PLAN LIVING AND KITCHEN

32' 2" max x 23' 04" max (9.8m x 7.11m) A superb living space with an open plan kitchen area. The living area has velux windows, original oak beams and steel supports. The kitchen is fitted with a range of wall and base units surmounted by a black marble effect working surface inset with a sink and drainer, integrated appliances include electric oven, hob and extractor above, fridge freezer and dishwasher. Laminated flooring. Four radiators. Television aerial point.

### **LOCAL COUNCIL**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

### **TENURE**

Tenure - The property is leasehold. The 200 year lease commenced on 2nd January 2002.

Ground Rent: £125 per annum.

Maintenance Charge: £1666.78 half yearly.

### **SERVICES**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **OUTSIDE**

The property benefits from having secured private parking.

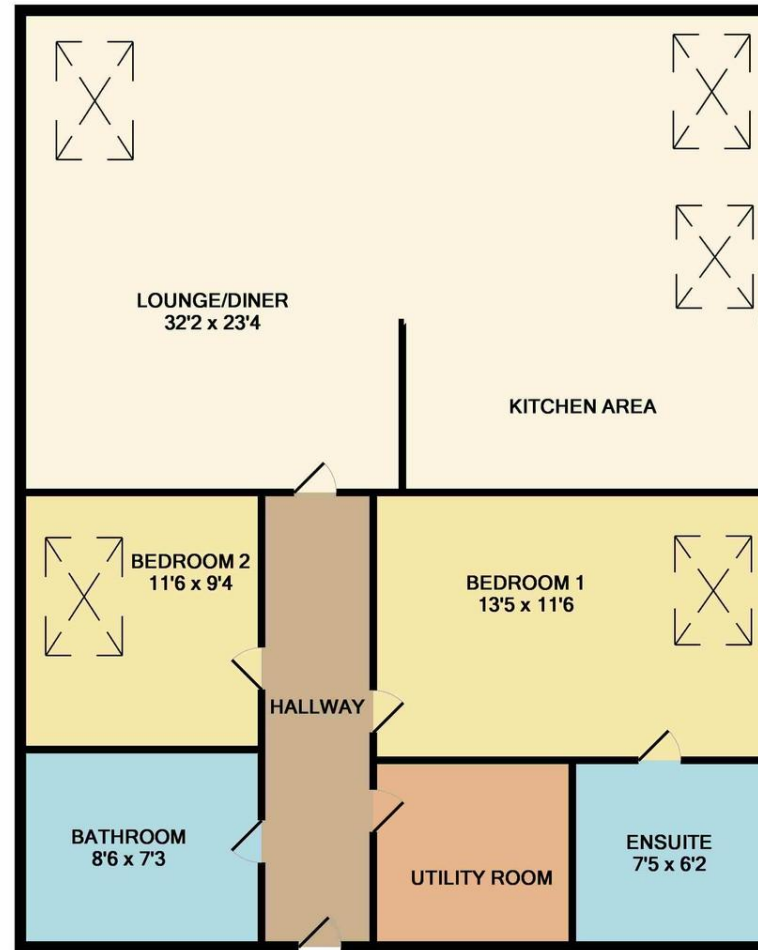
### **COMMUNAL GYM**

The property benefits from having communal access to the gym which is located in the basement.

### **VIEWING INFORMATION**

By appointment with the agents office.





TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**Agents Note:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are 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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