

Dukes House 6b Guildhall Street, Newark, Nottinghamshire, NG24 1UH





A spacious first floor 2 bedroomed apartment situated within the town centre conservation area, close to te Georgian market square, convenient for railway stations or local facilities. The property has been re-decorated and new carpets fitted. Central heating is gas fired and windows are double glazed throughout.

The apartment is approached by an entrance serving just 3 properties in the block and there is a wide and easy staircase to the first floor level. The 19ft living kitchen with balcony is a particular feature of the property. There are good sized bedrooms, an entrance lobby with entrance phone, separate WC and bathroom. There is a residents parking pass available and long term contract parking nearby. The property is leasehold and granted with a new 250 lease, a fixed ground rent and a reasonable service charge.

Guildhall Street is within walking distance of the historic town centre, market place, a variety of shops, bars, restaurants and cafes. There are ASDA, Morrisons, Waitrose and ALDI supermarkets. Newark Northgate railway station with train services to London Kings Cross and Castle Gate railway station with services to Lincoln and Nottingham are both within a short walking distance.

The accommodation included:

GROUND FLOOR

Communal entrance and staircase to the first floor.

ENTRANCE LOBBY With entry phone and radiator.

CLOAKROOM With low suite WC, pedestal basin and radiator.

LIVING KITCHEN 19'3 x 18'9 (5.87m x 5.72m)



overall measured in to the kitchen area with a minimum width of 14[']. There are centre opening French windows to the balcony, which has a brick balustrade. Also two windows in this elevation.

The kitchen area is fitted with wall units, base cupboards and working surfaces incorporating a stainless steel sink unit. The island unit partially divides the kitchen and living area. Integrated electric hob, oven, cooker hood and dishwasher. Radiator.





BEDROOM ONE 12' x 9'5 (3.66m x 2.87m) With radiator, TV and power points.

BEDROOM TWO

10'11 x 9'3 (3.33m x 2.82m) With radiator, TV and power points.

BATHROOM

7'2 x 6'10 (2.18m x 2.08m)

With bath, shower screen and shower. Pedestal basin, low suite WC, chrome heated towel rail, extractor fan and recess with shelving.

PLEASE NOTE

There is a resident's parking pass available.

Parking is also available at the end of Guildhall Street, a few moments walk away where there is long-term contract car parking available in numbered/marked bays.

TENURE

The property is leashold and granted with a new 250 year lease, from the date of completion. The ground rent is £150 per annum, fixed in perpetuity and the service charge is £95 per calendar month.

SERVICES

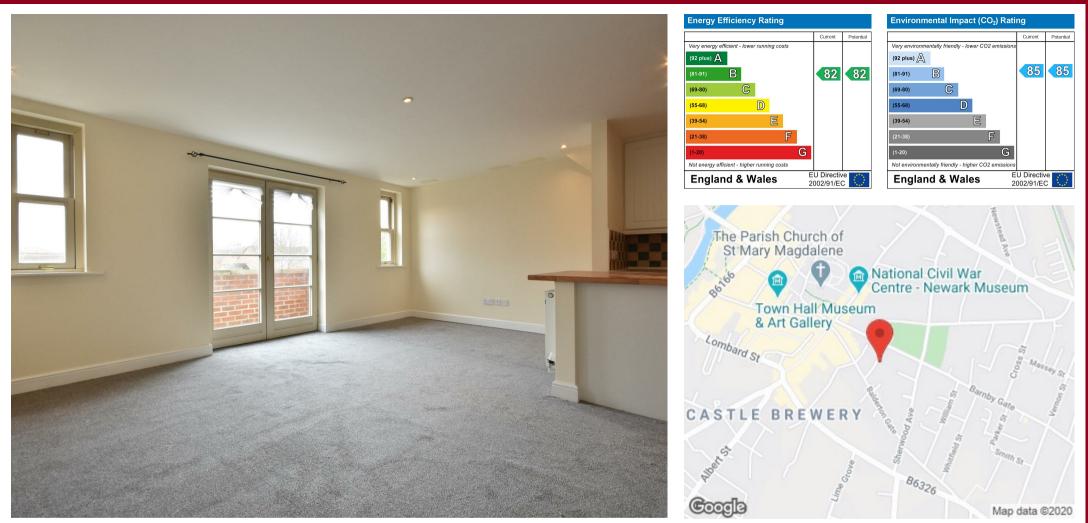
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floorplan to follow



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