



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

O.I.R.O £112,500  
Tel: 01636 611811

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



A spacious first floor 2 bedroomed apartment situated within the town centre conservation area, close to the 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 leasehold 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	85	85
England & Wales		EU Directive 2002/91/EC



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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