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1 The Gateway, Newark, Nottinghamshire, NG24 1TZ

This deceptively spacious and extremely well presented second floor apartment is situated conveniently for access to Newark North Gate train station and the town centre. The accommodation comprises a communal entrance hallway, a private hallway, spacious living room, separate dining kitchen, two double bedrooms with an en-suite to the master and a further bathroom. Upvc double glazing, gas central heating and telephone entry system. The property also benefits from allocated off street parking. Viewings are highly recommended in order to appreciate the location and space within this modern apartment. NO CHAIN. E.P.C rating C.

£124,995

- 2nd Floor Apartment
- Two bedrooms
- Kitchen
- Lounge/Diner



Property Description

INTRODUCTION

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COMMUNAL ENTRANCE HALL AND STAIRCASE

Entrance with intercom panel which gives access to the hall and stairs leading to the three apartments situated within the residential block. 1 The Gateway is situated on the top floor with far reaching views.

ENTRANCE HALL

Radiator. Storage cupboard. Doors off to:-

LOUNGE

19' 00 max" x 19' 3 max" (5.79m x 4.01m) Window with far reaching views. Radiator.

KITCHEN

10' 00" x 9' 6" (3.05m x 2.9m) Fitted with wall and base units surmounted by a working surface and inset with stainless steel sink and drainer. Integrated oven with gas hob and extractor above. Space and plumbing for a washing machine. Space for an upright fridge freezer. Wall mounted boiler serving the gas fired central heating system. Laminated flooring. Window to the front elevation.

BEDROOM ONE

11' 10" x 9' 3" (3.61m x 2.82m) Window to the rear elevation. Radiator.

EN-SUITE

6' 5" x 4' 6" (1.96m x 1.37m) Having a shower cubicle, wash hand basin and low suite WC. Radiator. Vinyl tile effect flooring. Splash back tiling to walls.

BEDROOM TWO

9' 4" x 6' 5" (2.84m x 1.96m) Window to the rear elevation. Radiator.

BATHROOM

7' 9" x 7' 7" (2.36m x 2.31m) Having a shower cubicle, wash hand basin and low suite WC. Radiator. Window. Splash back tiling to walls.

ALLOCATED PARKING SPACE

The allocated parking space is found to the rear of the property.

TENURE

Leasehold with vacant possession. Half yearly service charge from 1st October 2020 - 31st March 2021 is £419.17.

LOCAL AUTHORITY

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

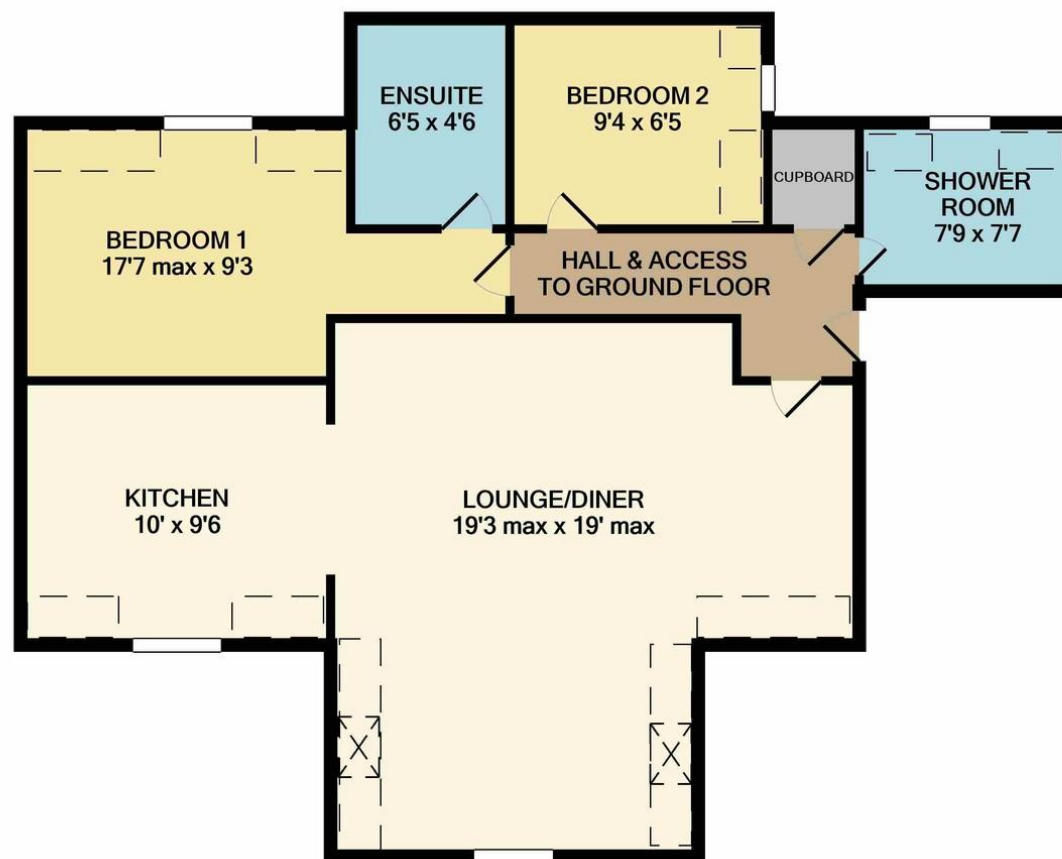
SERVICES

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.

VIEWING INFORMATION

By appointment with the agents office.





TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 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