



**402, The Roundhead Building Warwick  
Brewery, Newark, Nottinghamshire, NG24  
1TU**

**£150,000**  
Tel: 01636 611811

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

A superb top floor 'Penthouse' two bed roomed apartment with a covered balcony and views of the River Trent, offering spacious and well presented living accommodation with an open plan living/dining kitchen having patio doors opening onto the balcony, hallway, two double bedrooms, an en-suite shower room and a bathroom.

The windows are double glazed and there is efficient electric heating. There is a dedicated undercover car parking space in the ground floor parking lot and the town centre is within walking distance and can be accessed via a riverside path.

Newark Northgate Station is just a few minutes walk from the apartment block.

Forming part of the Warwick Brewery which is a stunning re-development of a beautiful Grade II listed building with contemporary extensions into a collection of unique apartments. Within the development is a coffee shop, gym and a beauticians.

This apartment would suit those seeking a good quality and secure home with attractive views close to excellent amenities and transport connections. Viewing is highly recommended.

Newark town centre is within walking distance and can be accessed along a riverside path. Here there are excellent amenities including a variety of shops, cafes, bars and restaurants. Supermarkets around the town centre and within walking distance include Waitrose, Morrisons, Asda and Aldi. Fast trains are available from the nearby Newark Northgate station connecting to London Kings Cross in approximately 75 minutes. Newark Castle Station which is also within walking distance, offers train services to Lincoln and Nottingham.

This is a Leasehold apartment situated on the top floor of this modern apartment building and the living accommodation can be more fully described as follows:-

## COMMUNAL ENTRANCE



Secure entry telephone to allow remote access. Staircase or lift giving access to the third floor.

## ENTRANCE HALL

With wood veneer front entrance door, electric heater.

## LAUNDRY ROOM

With plumbing for washing machine, working surface, hot water cylinder and wall mounted shelving.

## OPEN PLAN LOUNGE/DINER/KITCHEN

26'3 x 11'2 + 12'8 x 4'2 (8.00m x 3.40m + 3.86m x 1.27m )



12'8 x 4'2 being Kitchen recess, fitted with a range of well appointed gloss finish kitchen units comprising; base cupboards and drawers with working surfaces over and inset stainless steel sink and drainer. Metro style tiled splash backs. Integrated appliances include dishwasher, fridge/freezer, electric ceramic hob, electric oven and extractor. Two matching wall mounted double cupboards.

In the living/dining area there is ample space for a dining table, sofas and chairs. Two electric panel heaters, TV point, sliding double glazed patio windows giving access to the covered balcony with wrought iron railings and rubberised flooring. There are views towards the River Trent and the Kings Marina with a south westerly aspect.



### BEDROOM ONE

12'9 x 11'8 + 3'9 x 5'2 (3.89m x 3.56m + 1.14m x 1.57m)



Double glazed window with views towards the river, electric heater.

### EN-SUITE SHOWER ROOM



With white suite comprising low suite WC and pedestal wash hand basin with tiled splash backs, ceramic tiled floor, Quadrant shower unit with power shower, centre opening sliding screen doors, tiling to the walls, shower tray and wall mounted chrome shower fitment over. Extractor fan.

## BEDROOM TWO

11'3 x 9'5 (3.43m x 2.87m )



Double glazed window with views towards the river. Built in double wardrobe with sliding doors, electric heater.



## BATHROOM

8'1 x 6'2 (2.46m x 1.88m )



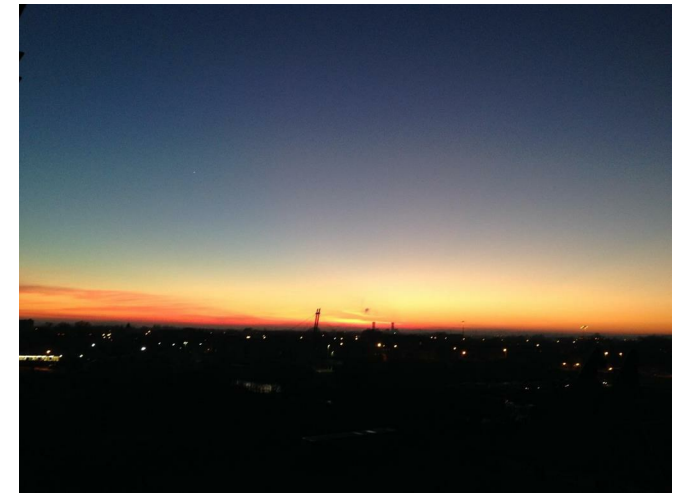
Fitted with a well appointed white suite comprising low suite WC, pedestal wash hand basin with tiled splash back, panelled bath with mixer tap and wall mounted chrome shower attachment with power shower. Tiling to the walls, shower screen, extractor fan, LED down lights, ceramic tiled floor covering. Heated towel rail.

## OUTSIDE



There is an undercover parking lot below the apartment building where there is a dedicated car space identified as R402 painted in white on this space.

## EVENING VIEWS



## SERVICES

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

## TENURE

The property is Leasehold. The term of the Lease is 125 years from and including 24th March 2010. Remaining term of the Lease is 115 years.

Service Charge will be payable directly to Warwick Brewery Management Ltd which is in the region of £100 per month.

Ground Rent is currently £100 per annum.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

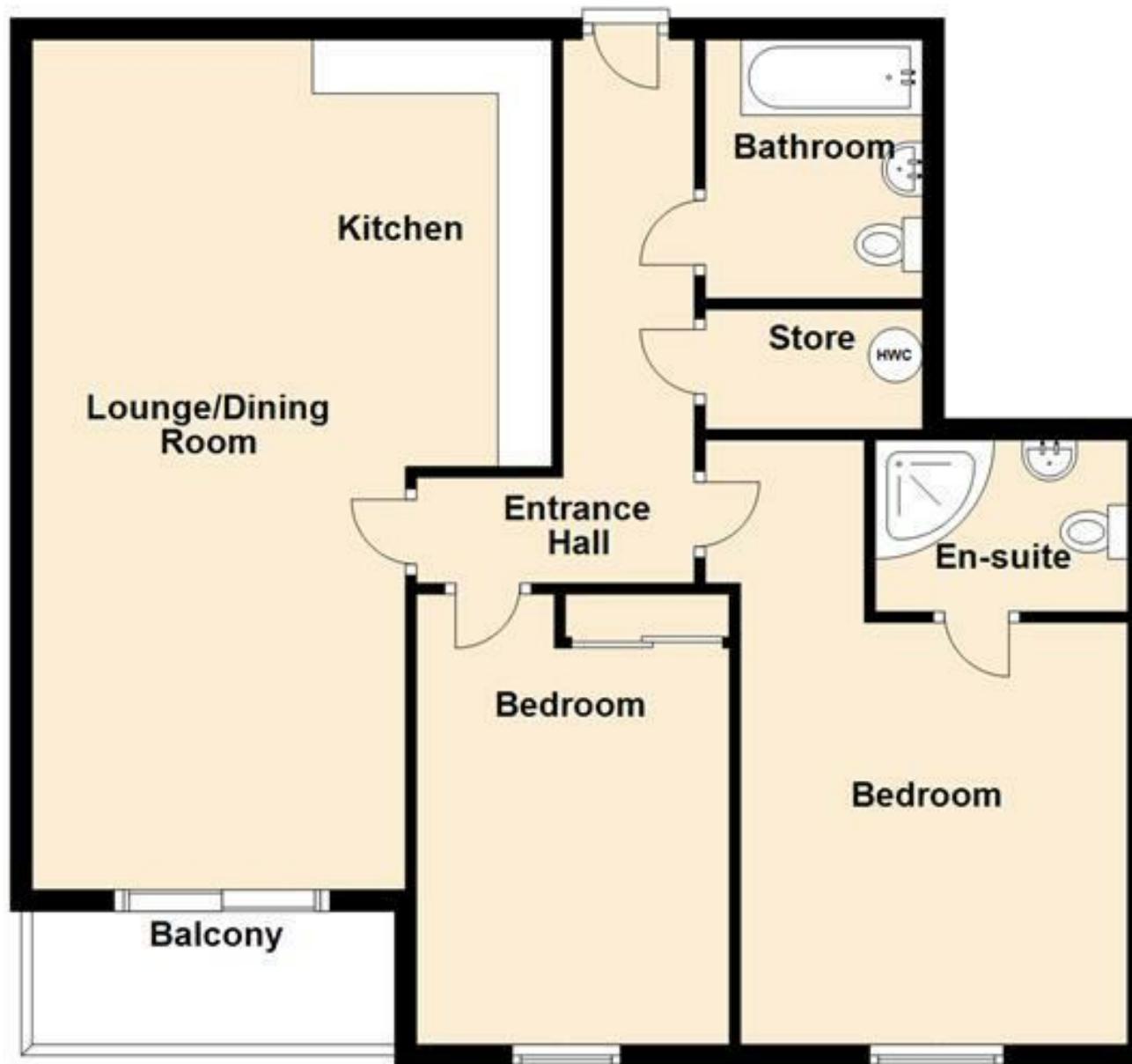
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the selling agents.

## Floor Plan

Approx. 82.3 sq. metres (886.2 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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.*

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



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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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