

Lombard Street, Newark, Nottinghamshire NG24 1XG



Offers Over £95,000 Leasehold



***NEW BUILD APARTMENT ***

Guide price of £100,000 to £110,000. This ground floor one bed apartment is part of a recently completed development of 18 apartments in Newark Town Centre and would make a good investment or first time buyer property. The accommodation comprises of an entrance hallway, open plan living / kitchen area, bathroom with shower, and bedroom, it has electric heating and secure entry system. This property is in the town centre with easy access to the bus station, Newark Castle station servicing the cities of Nottingham and Lincoln and walking distance to Northgate East coast mainline station with trains into London within one hour 15 minutes. This is a leasehold property.

Entrance Hallway

From the internal door, leading to an hallway, with a cupboard housing the hot water tank and fuse box, there is an entry phone. Fitted carpets.

Living / Kitchen area

21'1" x 11'6"

Good size room with dual aspect double glazed windows, fitted carpet in living area, TV point, Virgin media point. The kitchen area has base and wall units in light grey with built in oven and hob with stainless steel cooker hood and integrated fridge freezer. Stainless steel sink and space for a washer/ dryer. Vinyl flooring.

Bedroom

8'11" x 11'7"

Double room with rear aspect double glazed windows, fitted carpet.

Bathroom

6'6" x 7'6"

White 3 piece bathroom suite with a bath and shower with glass screen, WC and hand basin in built in vanity unit, mirror and shaver point.

Leasehold information

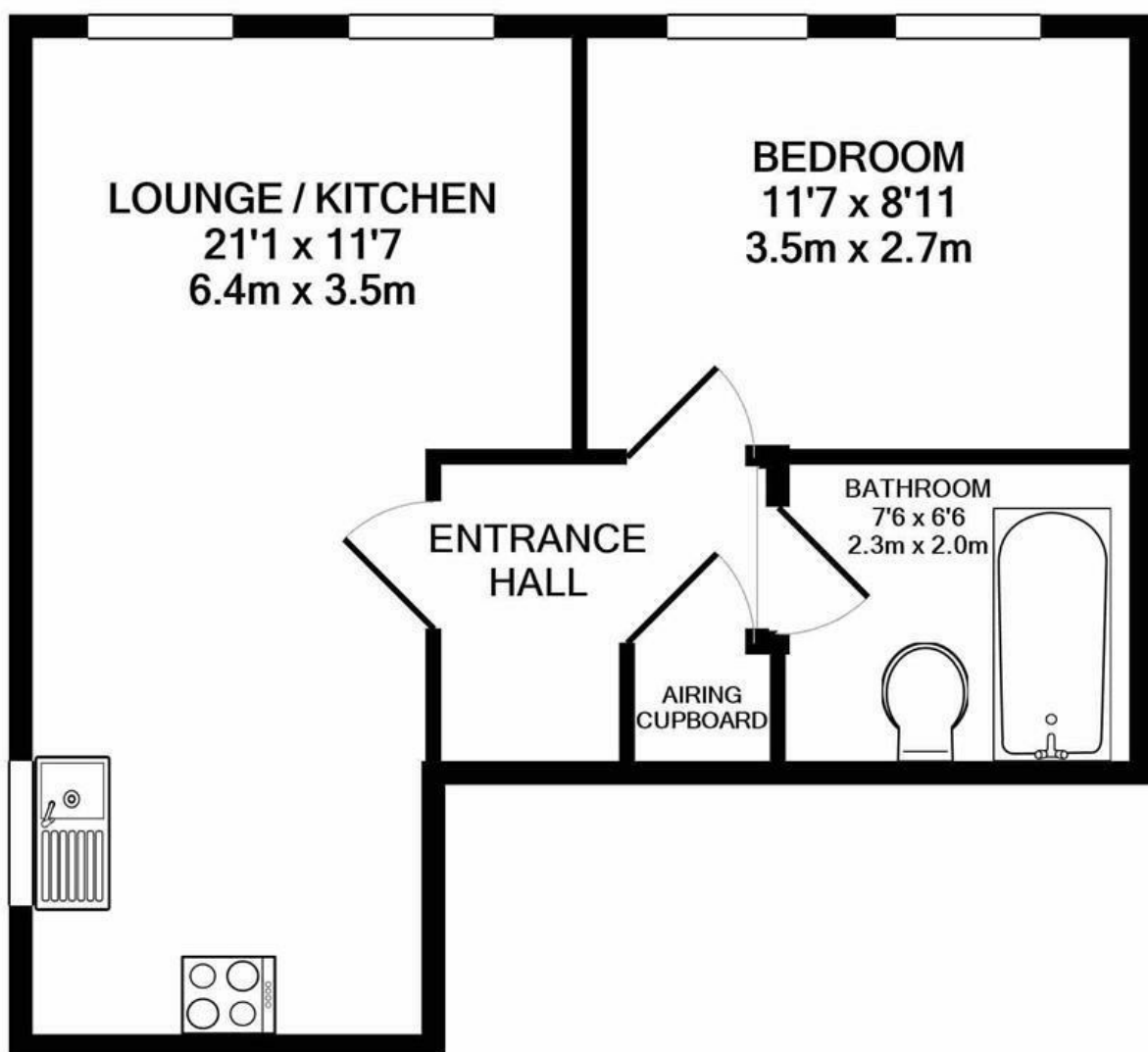
Lease - 250 years

Ground Rent - £150 pa

Service Charge - £858.81 pa (charged 6 monthly at £429.40)

Brochure Disclaimer

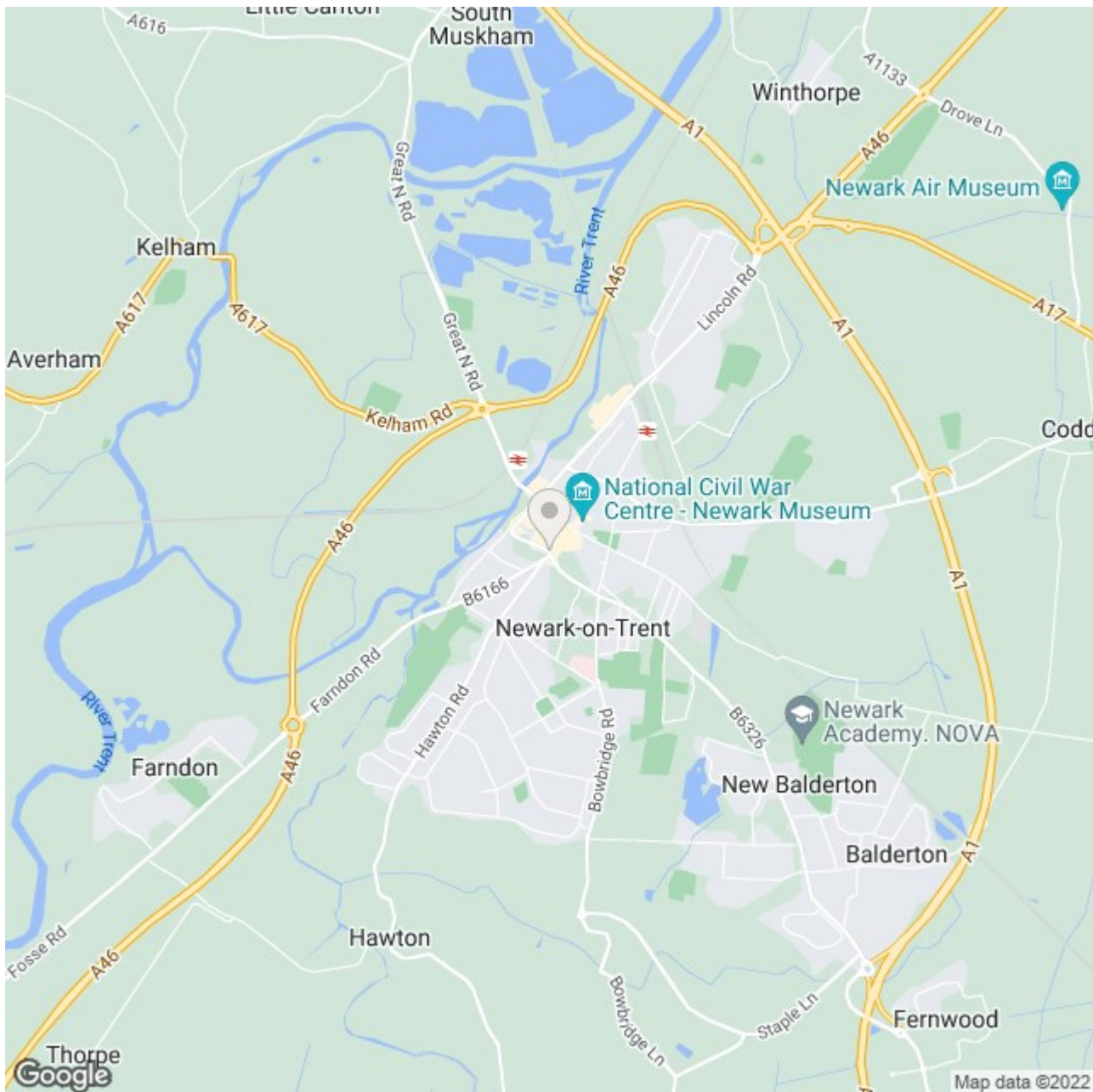
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



TOTAL APPROX. FLOOR AREA 404 SQ.FT. (37.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	