



Lombard House Lombard Street, Newark NG24 1XG

welcome to

Lombard House Lombard Street, Newark

A modern apartment ideally located in the town centre with fantastic access to the bus station, supermarkets and train station. Briefly comprising of communal entrance, open plan kitchen/diner/lounge, bedroom and three-piece family bathroom.



Communal Entrance

Communal entrance with intercom and secure entry.

Hallway

Leading through it's own front door with entrance hallway with access to a storage cupboard and into the open plan living space, bedroom and bathroom.

Kitchen/Diner/Lounge

17' 10" x 11' 3" (5.44m x 3.43m)

A modern fitted kitchen with part tiled walls, low and eye level units, electric hob, extractor, oven, stainless steel sink and drainer, integrated fridge/freezer and plumbing for washing machine. In addition, the lounge/diner area offers two double glazed windows to the front and electric heater.

Bedroom One

11' 3" max x 11' 4" (3.43m max x 3.45m)

A spacious DOUBLE bedroom with two double glazed windows to the front and electric heater.

Bathroom

A modern three piece bathroom with WC, wash hand basin, bath with mermaid board and shower over.

There is also a storage cupboard and electric heater.

Outside

The property is ideally located off Lombard Street with easy access to the bus station, supermarket and local amenities. The property doesn't have access to allocated parking.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Lombard House Lombard Street, Newark

- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- IDEAL INVESTMENT OPPORTUNITY
- WELL PRESENTED
- OPEN PLAN KITCHEN/DINER/LOUNGE

Tenure: Leasehold EPC Rating: D

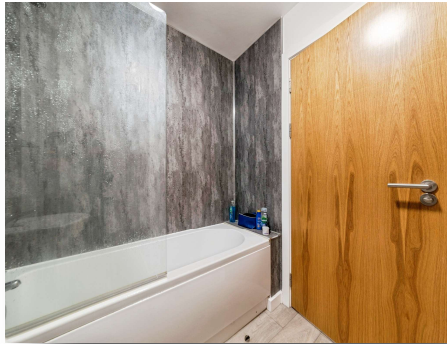
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105868 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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