



The Brewhouse Castle Brewery, Newark NG24 4AF

welcome to

The Brewhouse Castle Brewery, Newark

****NO ONWARD CHAIN**** A well-presented second-floor apartment within the original Victorian Brewhouse of the Grade II listed Castle Brewery development. Offering bright, south-facing open-plan accommodation, allocated parking and a secure gated setting, all within walking distance of Newark.



Entrance Hall

A welcoming entrance hall with engineered oak flooring, radiator and a practical area with hanging pegs for coats and shoes. Doors lead to all principal rooms.

Open-Plan Kitchen/Diner/Lounge

A bright, south-facing open-plan living space with three large windows overlooking the communal gardens and rooftops beyond. An original exposed brick wall reflects the building's industrial heritage, while engineered oak flooring adds warmth and continuity throughout the living area.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl stainless steel sink, oven, gas hob with extractor hood and integrated fridge/freezer, together with plumbing for a dishwasher.

A useful utility cupboard provides plumbing for a washer/dryer and houses the gas-fired central heating and hot water boiler. The existing washer/dryer may be available by separate agreement.

Bedroom

A south-facing double bedroom with built-in wardrobes, natural sisal flooring, a radiator and a large window overlooking the communal gardens.

Shower Room

Fully tiled and fitted with a walk-in shower, wash hand basin and WC, complemented by a heated towel rail and extractor fan.

Outside

The apartment forms part of the sought-after gated Castle Brewery development and benefits from an allocated parking space together with well-maintained communal gardens.

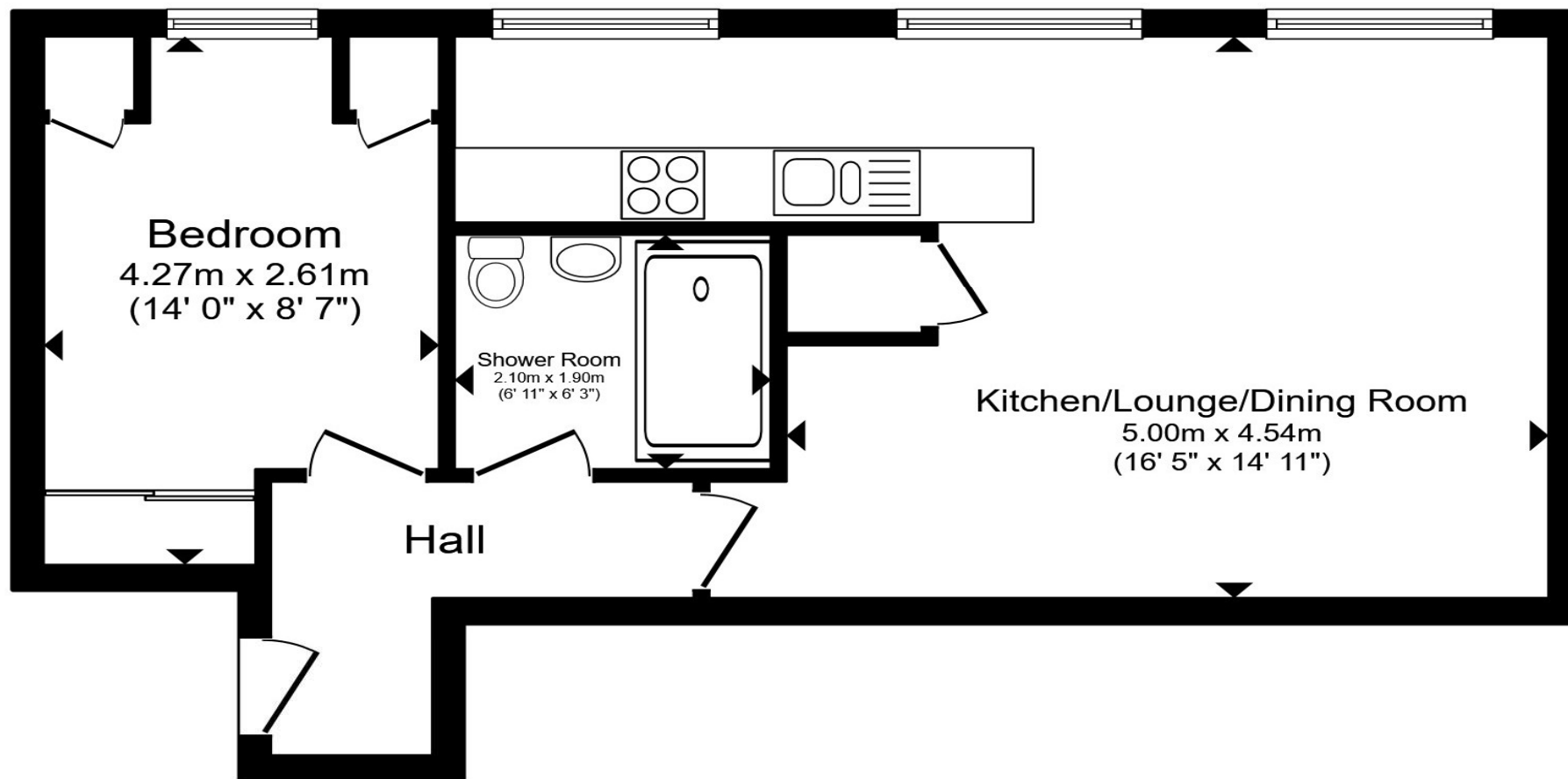
Agents Note

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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Total floor area 46.0 m² (495 sq.ft.) approx

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.propertybox.io

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- NO ONWARD CHAIN
- ONE-BEDROOM APARTMENT
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- SHOWER ROOM
- GATED COMMUNITY

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK106679 - 0005

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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