



**Plot 41, THE OXTON The Avenues, Lord
Hawke Way, Newark, NG24 4FH**

£152,995
Tel: 01636 611811

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

**** MOVE IN FOR SUMMER 2023****
**** INTEGRATED APPLIANCES AND FLOORING INCLUDED****
**** SPACIOUS GROUND FLOOR APARTMENT****

The Avenues is a stunning collection of contemporary 2, 3 & 4 bedroom houses, 2 bed apartments and bungalows set within an attractive landscaped environment. Within the development there is a self-contained area of apartments & bungalows especially reserved for the over 60's.

The Avenues is situated in an enviable location with easy access to the historic Newark on Trent town centre amenities. This is combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood Living. A developer who is proud to build homes valued by the communities they are part of and The Avenues is no exception. The quality of an Arkwood home is much more than the exceptional level of specification they offer with the houses constructed to an outstanding standard of quality.

PLOT 41 - THE OXTON

THE OXTON is a sophisticated Ground Floor Apartment home with an allocated single parking space. The property has modern brick elevations in a stylish modern slim profile. There are UPVC glazed windows, including full height sliding doors in the living area. The property benefits from modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. Plot 41 is an unusual corner, curved property.

There are useful communal areas including a bin store and cycle store.

LOCAL AREA & AMENITIES

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of historic landmarks and buildings centered around the stunning Newark Castle, beautifully positioned on the banks of the River Trent. This new community of

high-quality luxury homes are conveniently located on the outskirts yet still within easy walking distance from the vibrant town centre, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' style retailers tucked away in some of the quaint parts of the town. This all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from. This ranging from first class gyms and leisure centres to a number of local parks that include children's playgrounds and on-site cafes, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out.

Historic Lincoln is always worth a visit. Just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, just a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fastest journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

ENTRANCE HALL

Entrance hallway, with entrance matting and Amtico luxury

vinyl flooring, leads through to all rooms, and has a convenient storage cupboard.

LIVING / DINING / KITCHEN AREA

15'2" x 23'5" (4.64 x 7.15)

This flexible space has a full height sliding doors to the front/ corner elevation and is open plan to the dining area and kitchen. The kitchen benefits from a breakfast bar adding a social element to the open plan configuration. It will benefit from multimedia points, including phone, digital aerial and also Sky Q compatibility.



BEDROOM ONE

10'7" x 12'7" (3.23 x 3.86)

A light airy room, with large full height window. There are also high quality fitted carpets in a colour of your choice, choosing from the selected range, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.



BEDROOM TWO

7'10" x 11'1" (2.4 x 3.4)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point. This light and airy room benefits from a full height window.

BATHROOM

6'6" x 7'4" (1.99 x 2.26)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with over head shower, vanity unit with wash hand basin and wc. There is full height tiling around the bath and vinyl floor covering. There is a chrome heated towel rail.

STORE

2'7" x 6'2" (0.80 x 1.9)

SPECIFICATION

Arkwood are proud to offer a high base specification all included in the price of your new home. However wide ranging personalisation is available to make sure your Arkwood home is exactly as you want it.

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home.

STREET SCENE



TENURE

The property is leasehold, with vacant possession upon legal completion.

VIEWING

The plot is currently being constructed, with an anticipated build completion of August 2022. Reservation from plan is available and full details and drawings are available with the selling agents.

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.

POSSESSION

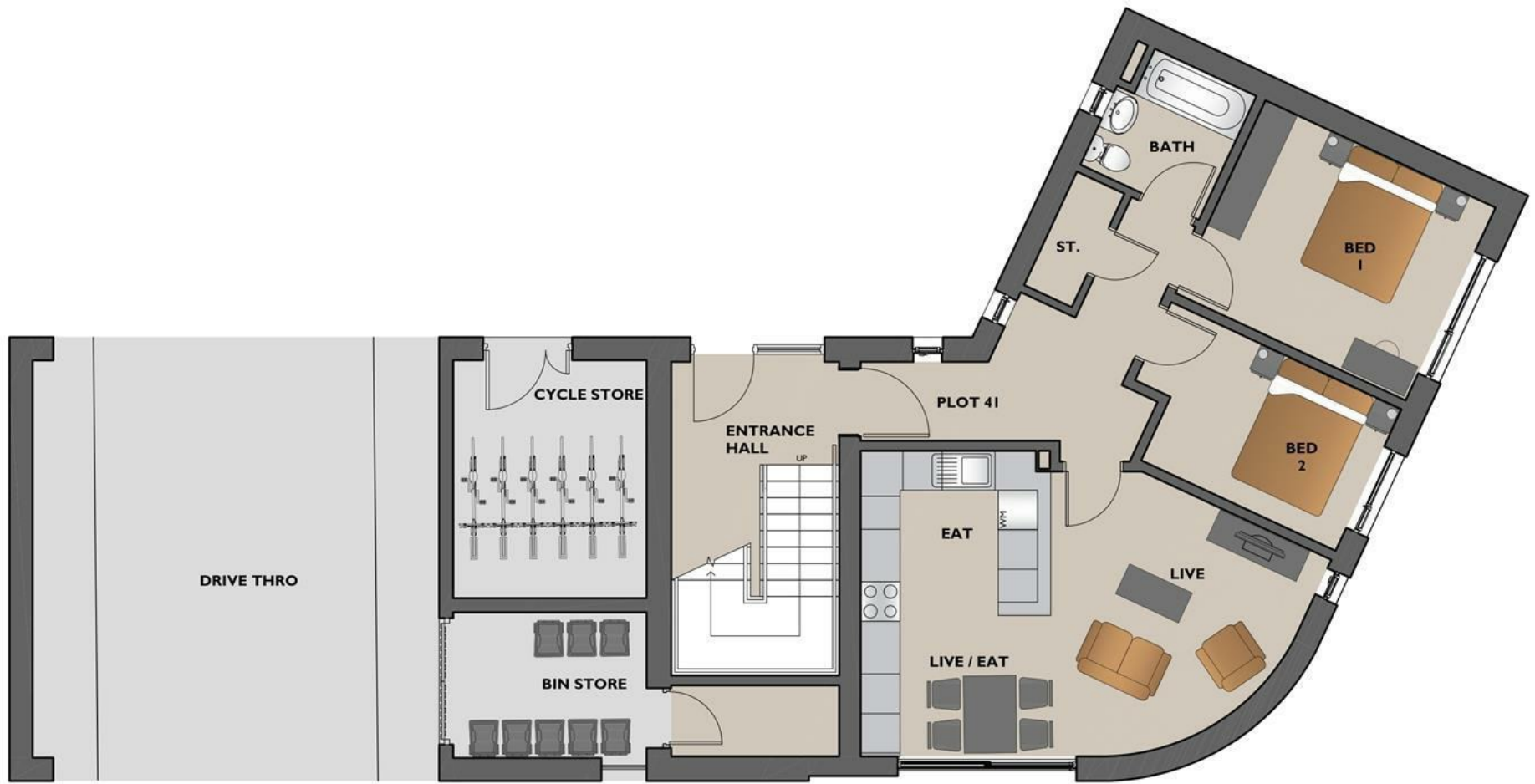
Vacant possession will be given on completion.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.



The Oxton

GROUND FLOOR

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



The Avenues



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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