



**PLOT 32, THE FARNDON The Avenues, Lord  
Hawke Way, Newark, NG24 4FH**

**£169,995**

**Tel: 01636 611811**

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



- Sophisticated 2 Bedroom Apartment
- Flexible Open Plan Living Dining Kitchen
- Gas Central Heating - Hive Compatible Thermostat
- Quality Fitted Flooring & Carpets Throughout
- Integrated Appliances Included
- Stylish Magnet Kitchens
- Alarm And Entry System
- Car Port Parking
- Chrome Switches and Sockets
- Juliet Balconies To Living Area

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 32 - THE FARNDON

THE FARNDON is a sophisticated Second Floor Apartment home with a carport parking space. The property has modern brick elevations in a stylish modern slim profile. There are UPVC glazed windows, including full height doors with Juliet balconies 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.

There are useful communal areas including a 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 cafés, 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 luxury vinyl tile flooring, leads through to all rooms, and has a convenient storage cupboard.

### LIVING / DINING / KITCHEN AREA

9'2"/21'10" x 18'8" (2.806/6.668 x 5.700)

This flexible space has a full height doors with Juliet balconies to the rear elevation and is open plan to the living, dining and kitchen area, which includes all integrated appliance. It will benefit from multimedia points, including phone, digital aerial and also Sky Q compatibility. Show Home image.

### BEDROOM ONE

10'3" x 12'9" (3.128 x 3.900)

A light airy room, with large full height window. High quality fitted carpets are included, with space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility. Show Home image.

### BEDROOM TWO

9'2" x 15'9" (2.806 x 4.806)

With high quality fitted carpets, compact radiator and tv point. This light and airy room benefits from a full height window.

### BATHROOM

9'2" x 6'10" (2.806 x 2.090)

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.

### SPECIFICATION

Arkwood are proud to offer a high base specification all included in the price of your new

home.

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 winter 2023. Reservation from plan is available and full details and drawings are available with the selling agents and on-site showhome.

### **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.





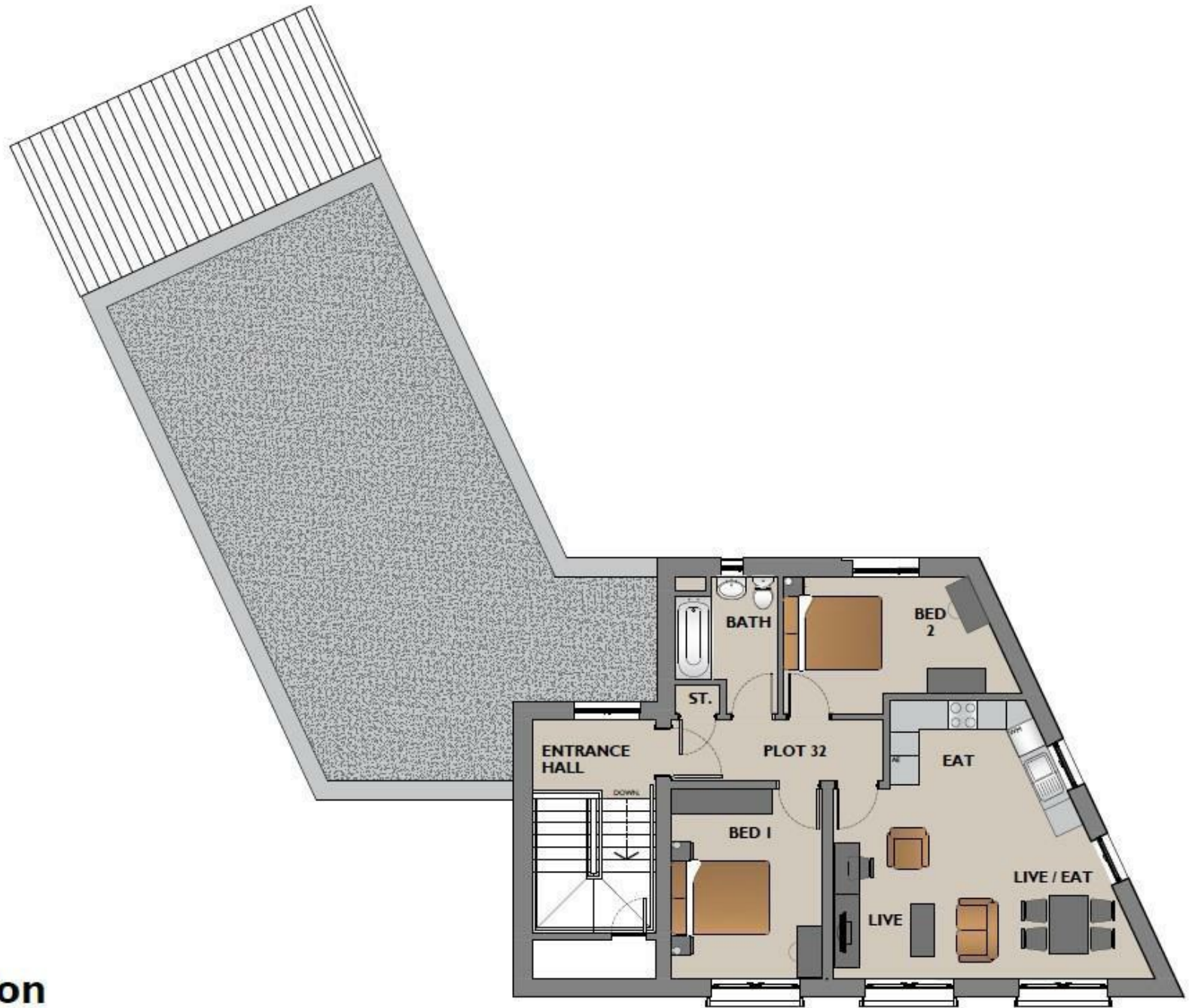
## The Avenues

-  **THE BUDDY**  
284P APARTMENTS (RETIREMENT)
-  **THE OSSINGTON**  
284P BUNGALOW (RETIREMENT)
-  **THE LOWDHAM**  
283P APARTMENTS (VARIANT 1)
-  **THE OXTON**  
283P APARTMENTS (VARIANT 2)
-  **THE FARNDON**  
283P APARTMENTS (VARIANT 3)
-  **THE KIRTON**  
283P PANSIONETTE
-  **THE AVERHAM**  
283P COACH HOUSE
-  **THE WINTHORPE**  
284P TERRACED HOUSE
-  **THE COLLINGHAM**  
284P BUNGALOW
-  **THE EDINGLEY**  
283P LINEAR HOUSE
-  **THE HOVERINGHAM**  
283P CORNER HOUSE
-  **THE ROLLESTON**  
283P LINKED TERRACED HOUSE
-  **THE MAPLEBECK**  
283P STANDARD DETACHED HOUSE
-  **THE GONALSTON**  
283P 3.5 STOREY HOUSE
-  **THE CAUNTON**  
484P STANDARD HOUSE
-  **CP - CAR PORT**
-  **BCP - BIN COLLECTION POINT**
-  **BS - BIN STORAGE**











**The Farndon**  
SECOND FLOOR

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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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.*

*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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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