



Apartment 12, Thorpes Warehouse
Navigation Yard, Newark, NG24 4TN

£250,000
Tel: 01636 611811

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

Thorpes Warehouse is set in a waterfront location on Navigation Yard in the Millgate Conservation area. Millgate is a historic part of the market town of Newark. This popular area is located just 500 yards to the south of Newark town centre and is amongst other historic buildings. Newark is a thriving town and has a good range of facilities and amenities including national and local retailers, supermarkets, banks, market place, restaurants, bars, cafes and sporting facilities. The property is within easy walking distance of all of these.

LOCATION

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TRANSPORT LINKS

Newark lies reasonably centrally within the United Kingdom and is well placed for access to the A1 for commuting north Retford (14 miles), Worksop (20 miles) and Doncaster (30 miles) and south to Grantham (25 miles), Stamford (45 miles) and Peterborough (57 miles). The A46 for commuting to Nottingham (20 miles), Lincoln (12 miles) and Leicester (30 miles). There is good public transport links within the town, including direct rail services to London Kings Cross, from Newark Northgate Railway Station, with journey times of approximately 1 hour 15 minutes and to Leeds in approximately 50 minutes. Further East Midlands train services run from Newark Castle Railway Station to the cities of Lincoln and Nottingham. East Midlands Airport is located approximately 28 miles distant and Robin Hood Doncaster Airport is located approximately 29 miles distant. Regular bus services run locally through the villages and to the city of Nottingham. Newark is cycle friendly, why not keep fit and take advantage of the 280 cycle route infrastructure in and around Newark.

NEWARK LIFESTYLE

Newark is an historic and vibrant market town which lies on the banks of the River Trent in the heart of the East Midlands. The town is well known locally for its historic Newark castle and gardens overlooking the river hosting a

number of events and music concerts throughout the year, The town centre enjoys a beautiful Georgian market place and a mix of national and local retailers with many individual shops which define Newark as a unique shopping experience and not just another High Street. There is also a well developed cafe culture with many boasting river views. Recently opened in the town is the new National Civil War Centre which tells the story of Newark and its residents and to demonstrate the resilience of ordinary lives set against affairs of the nation and the world and to interpret the British Civil Wars and Newark's key role in them. The town has a strong association with antiques and collectables and is world renown for its International Antiques Fair held every other month at the Newark Showground. Also available in the town are river trips along the Newark Trent on the Newark Line during the summer and Bank Holidays, riverside walks, the Newark Beer Festival, the Newark Carnival and not forgetting the Newark museum.

The town also has an active showground which hosts a number of national events throughout the year including classic bike festivals, agricultural shows, toy fares and an Americana event. It is paramount for entertainment and leisure facilities. Newark enjoys a multi-screen cinema, the Palace Theatre which hosts a range of productions and also the popular Leisure Centre. Newark is also home to one of the oldest bowls clubs in England, established in 1790 and enjoys a range of competitive sports clubs including Newark Rugby, Hockey, Golf and Tennis.



THORPES WAREHOUSE

Discover the newly converted Thorpes Warehouse. This is a beautiful landmark building, a 19th Century, Grade II listed former warehouse premises, now providing 12 stylish loft apartments, with a blend of industrial elegance mixed with modern living, retaining the period charm and character throughout, harnessing the stunning views of the River Trent. The building has brick elevations beneath a hipped slate roof with aluminium replacement double glazed windows. The property has an enviable riverside location and internally has many original features, including heavily beamed ceilings, exposed brickwork and steel columns, which has created a high quality and specification riverside, warehouse development. Ideal for retirement living.

There are only 5 apartments now available, so act fast to secure those last remaining plots, all ready for immediate occupation.

Apartment 1 - Sold
Apartment 2 - Sold
Apartment 3 - Sold
Apartment 4 - Sold
Apartment 5 - Available
Apartment 6 - Available
Apartment 7 - Available
Apartment 8 - Sold
Apartment 9 - Sold
Apartment 10 - Sold
Apartment 11 - Sold
Apartment 12 - Available



APARTMENT 12

Elevate your living experience, with Apartment 12 located on the fourth (top) floor, accessed via lift and stair access. The luxurious apartment comprises a fresh and crisp interior, with accommodation to include an inner lobby with large storage cupboard, open plan kitchen, dining, living area, with river views. There are two bedrooms and a main bathroom. The property comprise 764 sq.ft (71 m.sq).

INNER LOBBY

With access via the lift or stairwell up to the fourth floor, the entrance lobby has fob and intercom access, carpet

floor, radiator and original beams and column features. It provides access to all rooms and there is a large useful storage cupboard.



OPEN PLAN LIVING DINING KITCHEN

An open plan, dual aspect characterful space, with the kitchen area sporting modern, high quality base and eye level cupboards, with fitted appliances, including oven, induction hob, extractor, dish washer and fridge freezer. There is wood parquet flooring and spot lighting. The living/dining area has plush carpets, feature double opening juliet door with toughened glass and river views. The room has featured exposed brickwork, high beamed ceilings with exposed king post trusses and columns.



BEDROOM TWO

Plush carpet floor, exposed brick wall and beams. radiator and spot lights.



MASTER BEDROOM ONE

A spacious characterful room with plush carpet floor, radiator, exposed brickwork and beamed ceilings.

MAIN BATHROOM

A cleverly designed bathroom, bringing the features of the building into the design, with tiled floor and half tiled walls, bath with shower over, with wood panelling and glass shower screen, vanity storage wash hand basin, back lit mirror, low level WC, heated towel rail, spot lights and extractor.

SPECIFICATION

The quality of the apartments is exceptional. The level of specification they offer within the fixture and fittings is an outstanding standard of quality to match the building and location. The high base specification is all included within the price. Further details on request.

CAR PARKING

The property has a car parking space available at an additional price of £7,500.



TENURE

The property is Long Leasehold, on a new 999 year lease. Service charge for the year 2024 £1,206.46 - insurance to be confirmed.

COUNCIL TAX

The Council Tax Band will be accessed shortly

SERVICES

The property has mains water, electricity and drainage are connected to the property. The apartments have electric central heating.

LEGAL FEES

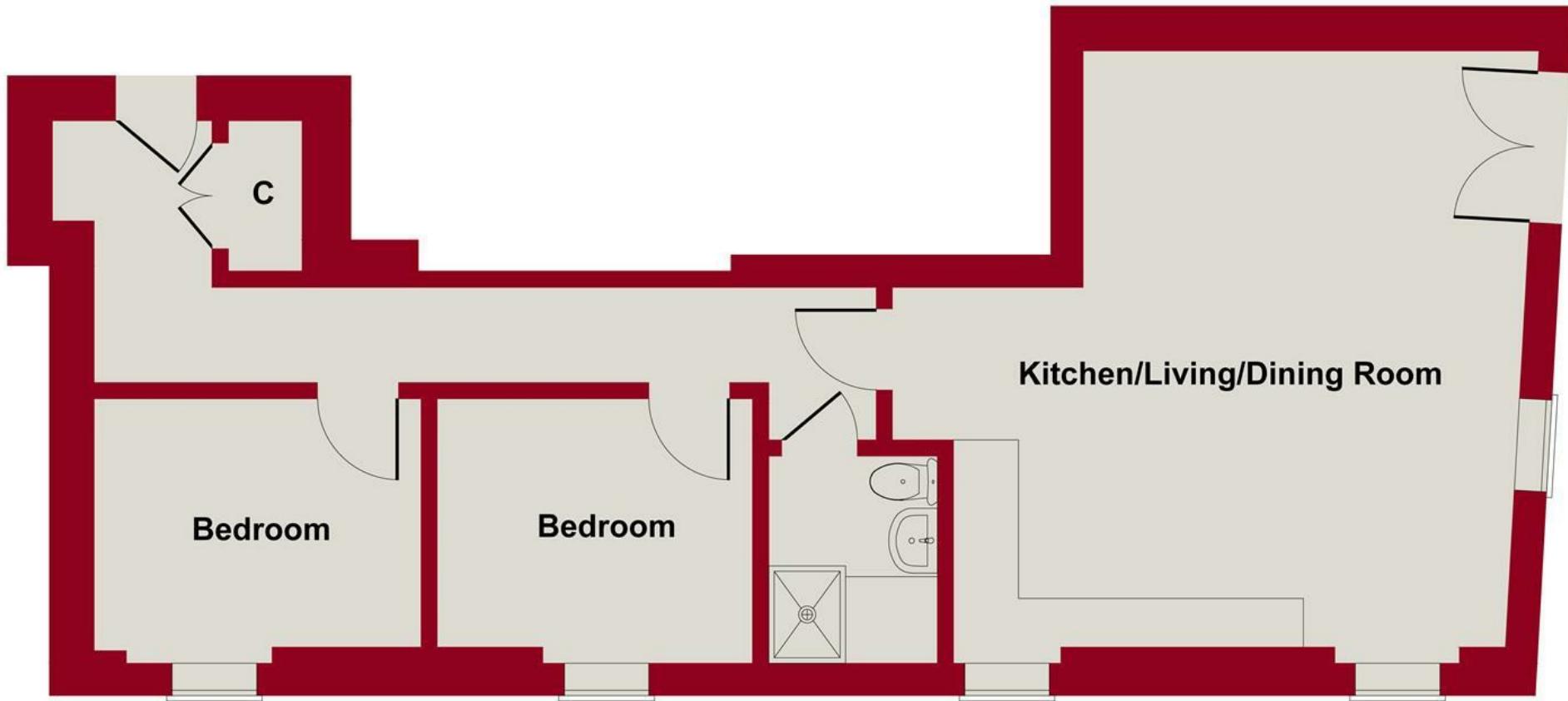
Each party is responsible for their own legal fees.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the selling agent. For any further information, please contact Kirsty Keeton.

SHOW FLAT FOR ILLUSTRATION PURPOSES ONLY





UNIT 12

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

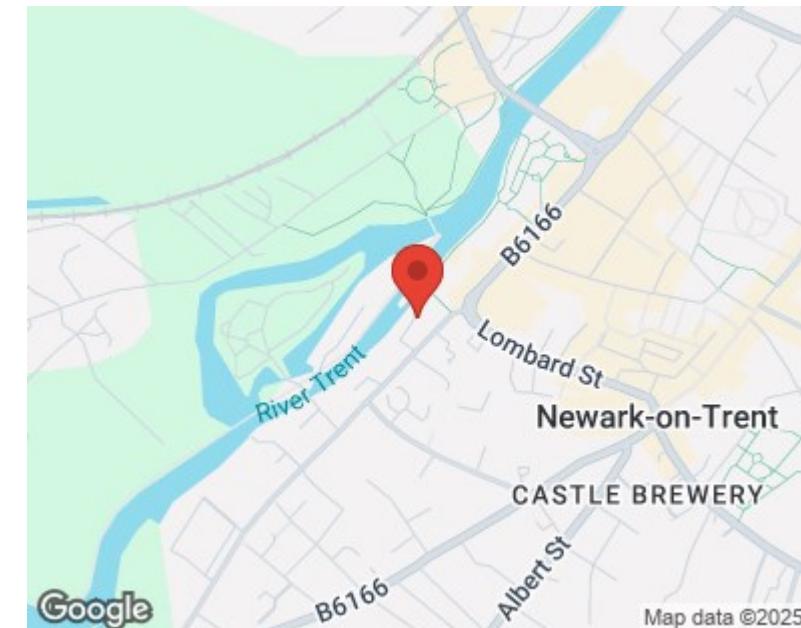
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.

They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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	



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 firms 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



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35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

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