



Apartment 5, Thorpes Warehouse
Navigation Yard, Newark, NG24 4TN

£260,000
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 from Millgate 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 fairs 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 newly built 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. Would be 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 - Available
Apartment 2 - Sold
Apartment 3 - Sold
Apartment 4 - Sold
Apartment 5 - Available
Apartment 6 - Sold
Apartment 7 - Available
Apartment 8 - Sold
Apartment 9 - Sold
Apartment 10 - Available
Apartment 11 - Sold
Apartment 12 - Available

APARTMENT 5

Elevate your living experience, with Apartment 5 located on the second 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. The master bedroom has an en suite, with

a further guest bedroom and main bathroom. The property comprise 807 sq.ft (75 m.sq). There is an internal lift to all floors.

INNER LOBBY



With access via the lift or stairwell up to the second 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 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 opening Juliet door with toughened glass and river views. The room has featured exposed brickwork, beamed ceilings and columns.





MASTER BEDROOM ONE

MASTER EN SUITE SHOWER ROOM



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

A high quality modern industrial style shower room, with tiled floor, part tiled walls, vanity wash hand basin, WC, large double shower with sliding glass door, extractor and heated towel rail.

BEDROOM TWO



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

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 panneling 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.

AVAILABLE APARTMENTS

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

TENURE

The property is Long Leasehold, on a new 999 year lease. Service charge for the year 2024 £1274.36, insurance to be confirmed.

COUNCIL TAX

The Council Tax Band will be accessed shortly

SERVICES

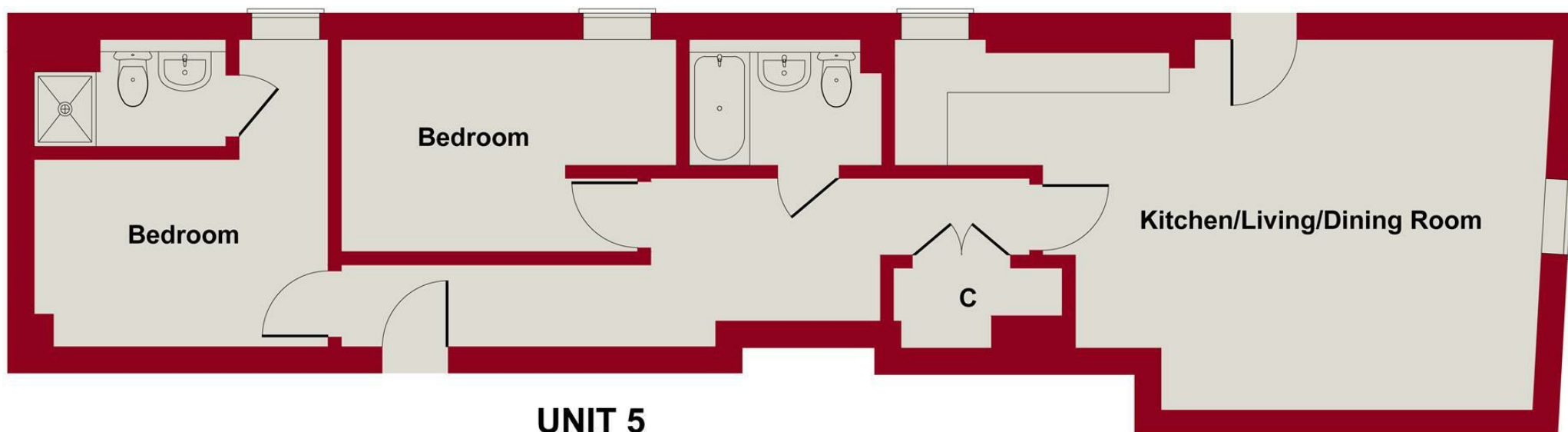
The property has mains water, electricity and drainage are connected to the property. The apartments have electric central heating.

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.



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.

Produced by Potterplans Ltd. 2024

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PARTNERS**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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



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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



RICS



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