



9 Robins Court, Newark, NG24 1QG

£122,500
Tel: 01636 611 811

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

A refurbished two bedroomed town centre flat with parking. The rooms are particularly light and airy. Features include LED lighting, oak finished laminate flooring, a nicely appointed bathroom with rain shower, modern kitchen fittings with appliances. There are Venetian and Vertical blinds included in the sale.

Robins Court is situated just a few minutes walking distance from Newark town centre. Just opposite to the property is he Sherwood Avenue Park undergoing new plans and amenity areas. There is a view from the lounge box bay window across to an open area with tennis courts and a bowling green. Lincoln College is also within the vicinity of this area and particularly attractive part of the town centre.

The accommodation provides a private entrance door, entrance hall, lounge with dual aspect, kitchen with appliances, two double sized bedrooms, bathroom with shower. There is a secure side gate to Barnby Gate. The complex provides vehicular access and off-street parking.

The historic town of Newark is an attractive place to live. The Georgian market place provides a variety of shops, cafes and amenities within the cobbled square. The Twelfth Century Castle and riverside park areas are also within a short walking distance. Newark on Trent is home to the National Civil War Centre. The retail parks provide excellent shopping facilities including a Waitrose store, Curry's, Marks & Spencer Foods etc. Morrisons have a town centre supermarket and parking.

Communications in this area are excellent as Newark lies on the junction of the A1, A46 and A17 trunk roads. The town is on the main East Coast railway line with regular services to London King's Cross and the North. The Castle Gate railway station has good services to Lincoln and Nottingham.

The property provides the following accommodation:

PRIVATE FIVE LEVER ENTRANCE DOOR

With glass panels.

ENTRANCE LOBBY



With LED lighting.

HALLWAY

With LED lighting, fitted cupboard and smoke alarm.

LOUNGE

13'8 x 11'5 (4.17m x 3.48m)



Box bay window, fitted Venetian blinds. With an aspect of the tennis courts and the bowling green.

KITCHEN

8'1 x 8'10 (2.46m x 2.69m)



Wall units, base units, working surfaces incorporating a stainless steel sink unit and drainer. Integrated gas hob, stainless steel hood and electric oven. Ideal combination gas fired central heating boiler. Tiled floor, LED lighting and window with a pleasant aspect of the Sherwood Avenue Park.



BEDROOM ONE

11'5 x 8'11 (3.48m x 2.72m)

(Plus wardrobe recess space measuring 3'9 x 2')



Radiator, centre light fitting, Vertical blinds.

BATHROOM

8'4 x 6'5 (2.54m x 1.96m)

(Measured into the door recess)



Radiator, LED lighting, Vertical blinds fitted.

BEDROOM TWO

10'2 x 7'11 (3.10m x 2.41m)

(Plus recess 3'8 x 2')



Suite comprising shower bath with rain and hand shower fittings, basin and low suite WC. Fully tiled walls, fitted cabinet with mirror doors, Venetian blind, chrome heated towel rail and built-in cupboard with shelving.



OUTSIDE



There is a designated car parking space for 9 Robins Court, outlined red on the attached Land Registry Plan.



VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band A.

SERVICES

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

TENURE

The property is freehold, held on lease from 3rd May 2018 for a term of 125 years. Ground rent payable half yearly at £150 per annum. Service charge £760 per annum payable half yearly April and September.

Leaseholders were consulted February 2023 and subsequently repair works to the complex were carried out, including roof works, repointing external walls and boundary walls, repairs to hardstanding and paths. Incurring an additional charge to the service charge agreed with the leaseholders.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

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.

Floor Plan

Approx. 55.9 sq. metres (602.2 sq. feet)



Total area: approx. 55.9 sq. metres (602.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 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 611 811



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