

JOHNSONS & PARTNERS

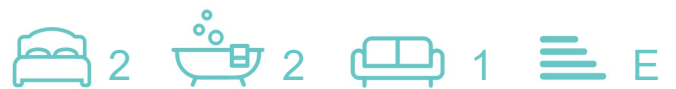
Estate and Letting Agency



FLAT 35, 10 VICTORIA STREET,

NEWARK, NG24 4UT

GUIDE PRICE £250,000



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Beautiful Two Bedroom Apartment | For Sale with NO CHAIN | Open Plan Living | En-Suite | Close to Local Amenities and Transport Links | Communal Courtyard Space | Allocated Car Parking Space |

Guide Price £250,000 - £255,000 |

Experience the pinnacle of modern living in our beautiful two-bedroom apartment, situated on the desirable Victoria Street in Newark. This elegant property offers a rare opportunity for a variety of discerning buyers to own a piece of tranquillity amidst the vibrant local town.

Upon entering this luxurious apartment, you will be greeted by a chic open-plan living space, bathed in natural light, where every feature has been tailored for utmost comfort. The sleek kitchen is fitted with high-end appliances and premium cabinetry, complementing the overall aesthetic of refined taste.

Both bedrooms exude a peaceful ambience, providing a sanctuary for rest with plush carpeting underfoot, whilst the two modern bathrooms boast superior fittings and tasteful finishes, ensuring every aspect of your home exudes luxury.

The unique selling point of this distinguished property lies in its additional amenities. The co-working space provides an innovative solution for professionals, blending the convenience of working from home with the sociability of a communal office environment. The tranquil courtyard affords a splendid retreat to enjoy Newark's picturesque surroundings or entertain guests in an exclusive setting.

Situated within a short distance to local shops, eateries, and cultural hotspots, this apartment is not just a living space, but a lifestyle choice that caters to those seeking a blend of luxury and practicality in Newark's dynamic centre. Don't let this extraordinary opportunity pass you by – make this exceptional Victoria Street apartment your new exquisite abode.

Secured Communal Access

Entrance Hallway

Open Plan Dining, Living and Kitchen

25'9" x 13'1" (7.85 x 4.01)

Bedroom One

14'6" (max) x 9'11" (4.43 (max) x 3.03)

En-Suite Shower Room

4'3" x 7'1" (1.32 x 2.18)

Bedroom Two

10'5" x 14'10" (3.20 x 4.53)

Bathroom

6'2" x 5'10" (1.89 x 1.78)

Internal Storage Cupboards

Outside Courtyard

Allocated Parking

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Agents Disclaimer: Johnsons and Partners, their clients and employees

1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

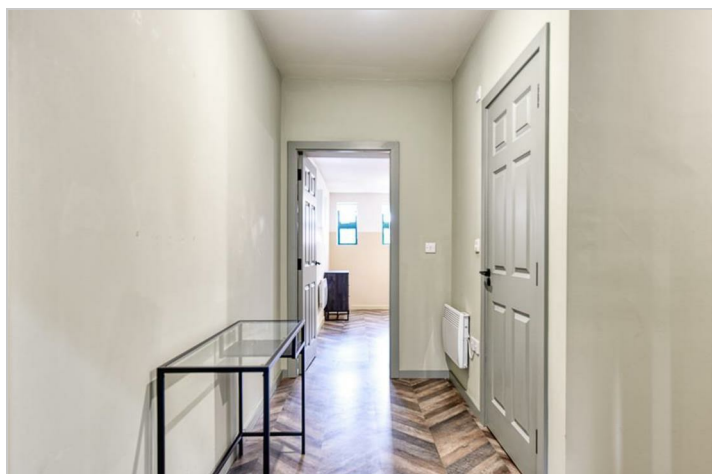
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Leasehold Information

Service charge is £1,759 per annum (£146.5 per month)

No Ground Rent

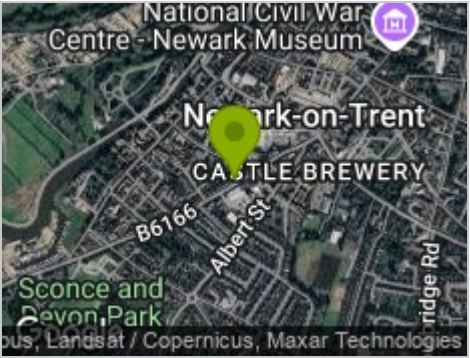
999 Year Lease with 998 Years Remaining



Road Map



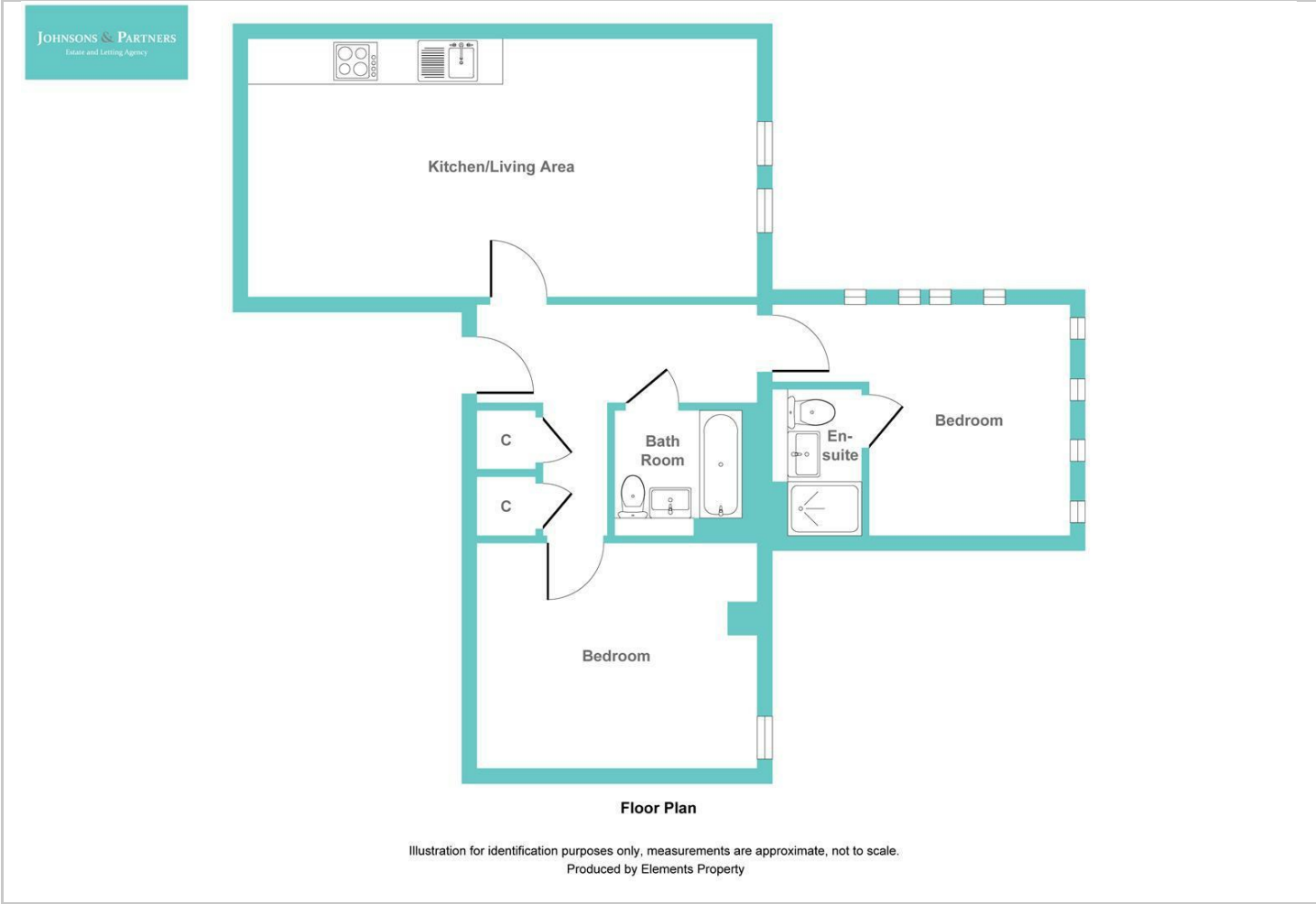
Hybrid Map



Terrain Map



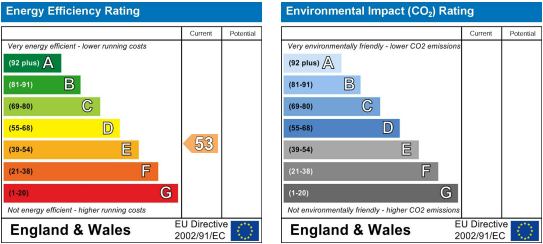
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.