



The Ossington, Beast Market Hill, Newark

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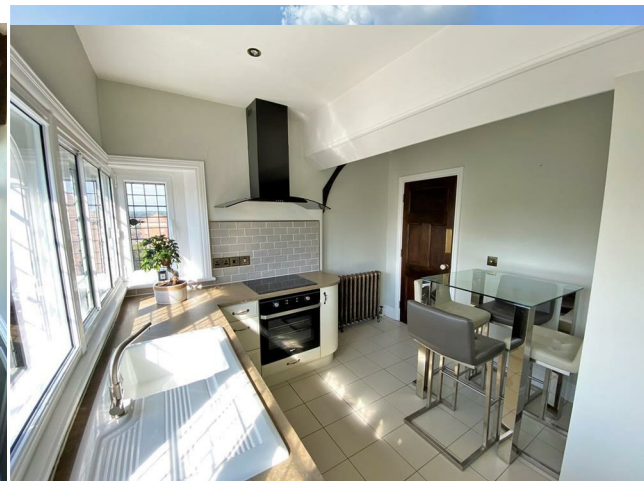
  
OLIVER REILLY



# The Ossington, Beast Market Hill, Newark

- STUNNING Penthouse Apartment
- Prime Central Location
- Luxurious Four-Piece Bathroom
- Excellent Train Links Close-By
- GAS CENTRAL HEATING
- Sublime Presentation Throughout
- Contemporary Dining Kitchen
- Array Of Exposed Character Features
- Undercover Parking Space
- Viewing ESSENTIAL: Tenure: Leasehold: EPC 'E'

Guide Price: £170,000-£180,000. LUXURIOUS PENTHOUSE APARTMENT. LOCATED RIGHT IN THE HEART OF THE TOWN CENTRE. Apartment 3, The Ossington, is a wonderfully stylish and spacious top floor apartment, located within a symbolic Grade II listed building that dates back to the 1880's. The property enjoys panoramic views over Newark Town Centre, The River Trent and the historic Newark Castle. The apartment is ideally located for commuters, with both Castle Gate and North Gate train stations accessible within minutes. This exceptionally unique home has been presented to the highest of standards and enjoys a free-flowing layout, comprising: Inviting entrance hall, generous master bedroom with fitted wardrobes, a STUNNING FOUR-PIECE bathroom with under floor heating, a stylish and CONTEMPORARY DINING KITCHEN providing a host of integrated modern appliances and a STUNNING LIVING ROOM with vaulted ceiling that retains a high degree of original character and charm, with an eye-catching view to the rear. Further benefits of this wonderful home include GAS CENTRAL HEATING, secondary glazing, a secure telephone entry system and a host of tasteful and original exposed features throughout. Externally the apartment offers an UNDERCOVER PARKING SPACE with visitor parking spaces also available, accessed via double wrought iron gates. Internal viewings are ESSENTIAL to gain full appreciation of the historic building, extremely desirable location and the exceptional condition the apartment provides.



Guide Price £170,000 - £180,000



**Entrance Hall:** 14'1 x 3'5 (4.29m x 1.04m )  
With carpeted floor coverings, tasteful cast iron radiator, wooden panelling and wall mounted telephone entry system. Access into the Master Bedroom, Dining Kitchen and Living Room.

**Living Room:** 18'0 x 14'7 (5.49m x 4.45m )  
Max Measurements. Continuation of carpeted floor coverings, attractive vaulted ceiling with ceiling rose with chandelier, ceiling wall lights, cast iron radiator, two fitted storage cupboards, wooden panelling and original painted windows with an eye-catching outlook over the River Trent and towards Newark Castle.

**Dining Kitchen:** 11'8 x 10'4 (3.56m x 3.15m)  
Max Measurements. A stylish contemporary fitted kitchen with tiled floor coverings and a range of complimentary wall and base units with granite work surfaces over and undercover kickboard lighting. There are a range of integrated appliances comprising: Under counter fridge, separate freezer, washing machine and electric oven with four ring induction hob over and extractor hood above. Inset ceramic sink with mixer tap. Wall mounted combination boiler, located behind a wall unit. Cast iron radiator and original painted windows to the front aspect with secondary glazing in-place.

**Master Bedroom:** 12'8 x 10'2 (3.86m x 3.10m)  
Max Measurements. A generous double bedroom with carpeted floor coverings, cast iron radiator, generous fitted wardrobes with sliding doors, original painted windows with secondary glazing in-place, providing an attractive view over the Town Centre. Access into the en-suite bathroom.



#### **Bathroom:**

12'5 x 9'1 (3.78m x 2.77m)

Max Measurements. With tiled floor coverings with under floor heating, low level mood lighting and radiator. Original painted windows with secondary glazing in-place. A luxurious high-quality four piece suite comprising: wall mounted- wash hand basin with wall mounted illuminated mirror above, large walk-in shower with mains water facility and rainfall shower head, Victorian style W.C with high level cistern and pull cord chain, freestanding roll top bath with shower head facility,

#### **Externally:**

The apartment is within comfortable walking distance to all local amenities, transport links and tourist attractions. There is a secure allocated parking space under a canopy, access through double black wrought iron gates. There is also availability for visitor parking, with passes available through the management company.

#### **History Of The Ossington Building:**

The building dates back to the early 1800's. Erected as a temperance hotel by Viscountess Ossington, a daughter of the 4th Duke of Portland and widow of the First Viscount Ossington, one time Speaker of the House of Commons. The internal rooms of the building once included a coffee room, assembly rooms, club room, reading room, billiard room and dormitories for travellers, as well as providing stabling for forty horses, sheds for carts, a bowling green, and a tea garden. The apartment internally offers an abundance of original features, high ceilings, wooden panelling and original windows. However, this particular property has been sympathetically and tastefully enhanced throughout. It has been designed to remain in-keeping with the origins of the building.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, original windows with the majority of rooms having secondary glazing in place.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Leasehold. Sold with vacant possession.**

#### **Lease Information:**

Management Company= FHP Nottingham. The lease has 125 years remaining from 2001 (105 remaining). Current Ground Rent is £100 pa. Current Service Charge is £2,100 pa. This can be paid quarterly or yearly. The current Buildings Insurance is £116 pa.

**Approximate Size: 660 Square Ft.**

Measurements are approximate and for guidance only.

**EPC: Energy Performance Rating: 'E'**

#### **Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**







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**Local Information & Amenities:**

This property is conveniently located in a highly sought after and central location, close along the banks of the River Trent. The apartment complex is primarily situated within comfortable walking distance to Newark North Gate and Castle Gate Train Stations ( with a fast track railway link to London Kings Cross from Newark North Gate station in approximately 75 minutes). Within the development is a coffee shop, gymnasium and a beauticians. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7-DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser (s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details- Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

**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>	47	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	