

# The Waterfront, Newark

OLIVER REILLY



WHAT A FIND!! YOU WILL LOVE THIS!!

Come inside to fully appreciate this marvelous modern townhouse. Set over four generous floors. Offering extensive versatility, ample living space and excellent internal and external presentation. The Waterfront is an exclusive development, constructed within the last 20 years. Despite the name, the properties have never been flooded and are situated within walking distance of Newark Town Centre, with ease of access onto the A46 and A1, via Farndon Road. This EXTENDED residence offers A LOT MORE THAN MEETS THE EYE. With a delightfully deceptive design, the property's free-flowing internal layout comprises: Inviting entrance hall, ground floor W.C, large utility room and a FABULOUS (extended) 23 FT OPEN-PLAN LIVING/ DINING KITCHEN, with various Velux roof-lights and BI-FOLD DOORS opening into the garden. The first floor hosts a LARGE L-SHAPED LOUNGE, with a delightful balcony overlooking the local Marina. The master bedroom provides two fitted wardrobes and a stylish en-suite shower room. The second floor hosts TWO FURTHER DOUBLE BEDROOMS and a family bathroom. Bedroom two enjoys a luxurious en-suite shower room and a delightful view over the Marina. Extensive fitted wardrobes are provided in bedroom three, with a captivating outlook over Sconce Park. The third floor has a further DOUBLE bedroom, with generous eaves storage and far reaching views across the River Trent. Externally, the property has ample parking, via a multi-car driveway, with integral garage store. The highly private, charming and low-maintenance rear garden is a real delight, with an unspoiled aspect behind. Further benefits of this STYLISH AND SPACIOUS home include double glazing throughout and gas central heating. MAKE YOUR MOVE... Substantial and excellent internal design, heavily emphasized by the LOVELY waterside setting. Marketed with NO ONWARD CHAIN!

# The Waterfront, Newark

## Offers in excess of £325,000



4



3



2



- STUNNING MODERN TOWN HOUSE
- PRIME LOCATION WITH MARINA VIEWS
- FAMILY BATHROOM & TWO EN-SUITES
- NO CHAIN! Tenure: Leasehold: Share of Freehold. EPC 'tbc'
- FOUR DOUBLE BEDROOMS
- EXTENDED GROUND FLOOR LIVING SPACE
- CHARMING LOW-MAINTENANCE GARDEN
- EXTENSIVE FOUR-STOREY LAYOUT
- GF W.C & UTILITY ROOM
- GARAGE STORE & MULTI-CAR DRIVEWAY

### STORM PORCH:

Accessed via a paved pathway, with access to the concealed electric meter box and gas meter box. Wall mounted external light. A composite front entrance door gives access into the property.

### ENTRANCE HALL:

17'6 x 6'9 (5.33m x 2.06m)  
A lovely Inviting reception hall. Accessed via a secure composite front entrance door. Providing oak laminate flooring. Carpeted stairs rising to the first floor with an open spindle balustrade. Two ceiling light fittings. Smoke alarm, heat sensor, double panel radiator, alarm control panel, under stairs storage cupboard with shelving. Access into the utility, living/ dining kitchen and ground floor W.C.

### GROUND FLOOR W.C:

5'8 x 2'8 (1.73m x 0.81m)  
Providing continuation of the oak laminate flooring. A low-level W.C, ceramic wash hand basin with under counter vanity storage unit. Double panel radiator. Recessed ceiling spotlights and extractor fan.

### UTILITY ROOM:

11'5 x 8'8 (3.48m x 2.64m)  
A large and useful internal space. Providing vinyl flooring. Fitted wall and base units with laminate roll-top work surfaces over with up-stands. Inset stainless steel sink with drainer. Under counter plumbing/ provision for a washing machine and tumble dryer. Provision for a freestanding fridge freezer. Ceiling strip light and heat sensor.

### OPEN-PLAN LIVING/DINING FAMILY KITCHEN:

23'10 x 16'5 (7.26m x 5.00m)  
Max measurements provided. A LARGE OPEN-PLAN space. Providing superb flexibility with EXTENDED accommodation. Which can suit a variety of needs.

### KITCHEN/DINING AREA:

11'8 x 16'5 (3.56m x 5.00m)  
Providing complimentary oak laminate flooring. The extensive fitted shaker-style kitchen hosts a range of fitted wall and base units with beech roll-top surfaces and up-stands. Inset moulded 1.5 bowl sink with chrome mixer tap. Inset four ring induction hob with separate one ring gas hob, with extractor hood over and clear glass splash-back. Integrated full height fridge. Integrated medium height electric oven and microwave. Recessed ceiling spotlights, heat sensor, large double panel radiator, sufficient dining space. OPEN-PLAN ACCESS through to the extended living space.

### LIVING AREA:

13'5 x 9'7 (4.09m x 2.92m)  
A SUPERB AND EXTENDED RECEPTION ROOM. Connecting perfectly to the kitchen diner. With continuation of the oak flooring. Three Velux roof-lights, radiator, tv point and wonderful BI-FOLDING DOORS. Connecting the inside with the charmingly private low-maintenance garden. Perfect for entertaining!

### FIRST FLOOR LANDING:

17'5 x 16'5 (5.31m x 5.00m)  
With oak laminate flooring, carpeted stairs rising to the second floor with an open spindle balustrade. Double panel radiator and a ceiling light fitting. Internal frosted glass block window, into the lounge. Access into the master bedroom and large L-shaped lounge. Max measurements provided.

### L-SHAPED LOUNGE:

17'5 x 16'5 (5.31m x 5.00m)  
A GENEROUS RECEPTION ROOM. Providing oak engineered flooring, recessed ceiling spotlights, double panel radiator, tv point and telephone point. Internal frosted glass block window. Painted sash double glazed window to the front elevation. Double glazed French doors open out onto the delightful balcony. Max measurements provided.

### FIRST FLOOR BALCONY:

16'5 x 5'7 (5.00m x 1.70m)  
Enjoying a CAPTIVATING OUTLOOK across the development, well-tended communal gardens and with far-reaching views over to the Marina. Providing a double external power socket and a wrought-iron railed frontage.

### MASTER BEDROOM:

14'2 x 9'8 (4.32m x 2.95m)  
A BRIGHT AND AIRY DOUBLE BEDROOM. Located at the rear of the property. Providing modern vinyl flooring, a double panel radiator, recessed ceiling spotlights, heat sensor, tv point, two fitted wardrobes with clothes hanging facilities and a Painted uPVC double glazed window to the rear elevation. Enjoying a delightfully unspoiled outlook over Scone and Devon Park. Open access into the master en-suite. Max measurements provided.

### MASTER EN-SUITE:

9'7 x 7'4 (2.92m x 2.24m)  
OF STYLISH MODERN DESIGN AND WELL-PROPORTIONED. Providing tiled flooring. A double shower cubicle with mains shower facility. Low-level W.C, and ceramic wash hand basin with chrome mixer tap, under counter vanity drawer storage unit and pull-cord light above. Recessed ceiling spotlights, shaver point, extractor fan. Complimentary floor to ceiling tiled splash backs. Obscure painted uPVC double glazed window to the rear elevation.

### SECOND FLOOR LANDING:

11'8 x 3'10 (3.56m x 1.17m)  
With oak laminate flooring. Carpeted stairs rising to the third floor with an open-spindle balustrade. Heat sensor, ceiling light fitting and large fitted airing cupboard, housing the hot water cylinder. Access into the family bathroom and two further DOUBLE bedrooms. Max measurements provided.

### BEDROOM TWO:

13'5 x 9'2 (4.09m x 2.79m)  
A DELIGHTFUL DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, Recessed ceiling light fittings, a double panel radiator, tv and telephone point. Painted sash double glazed window with complimentary fitted shutters to the front elevation. With views across to the Marina. Access into the second en-suite shower room.

### EN-SUITE SHOWER ROOM:

8'10 x 6'9 (2.69m x 2.06m)  
OF SLEEK AND STYLISH MODERN DESIGN. Providing tiled flooring. A double fitted shower cubicle with mains shower facility. A low-level W.C and ceramic wash hand basin with chrome mixer tap, light fitting above and under counter vanity storage unit. Double panel radiator. Recessed ceiling spotlights, extractor fan. Complimentary floor to ceiling tiled splash backs. Obscure painted sash double glazed window to the front elevation.

### BEDROOM THREE:

11'10 x 9'3 (3.61m x 2.82m)  
A FURTHER DOUBLE BEDROOM. Located to the rear of the property. Providing complimentary vinyl flooring, recessed ceiling spotlights, a double panel radiator, tv point, heat sensor, extensive fitted wardrobes with sliding doors and central glass mirror. Painted sash double glazed window to the rear elevation with fitted shutters. Max measurements provided.

### FAMILY BATHROOM:

7'9 x 6'2 (2.36m x 1.88m)  
Of attractive modern design. Providing tiled flooring. A panelled bath with chrome mixer tap and mains shower facility with wall-mounted glass shower screen. Low-level W.C, ceramic wash hand basin with under counter vanity drawer storage unit. Recessed ceiling spotlights, complimentary floor to ceiling tiled splash backs, extractor fan. Obscure Painted sash double glazed window to the rear elevation.

### THIRD FLOOR LANDING:

5'8 x 4'2 (1.73m x 1.27m)  
With oak laminate flooring, a ceiling light fitting, heat sensor, access into the large eaves storage cupboard and separate over-stairs cupboard, housing the modern 'Worcester' boiler. Access into the fourth bedroom.

### BEDROOM FOUR:

13'5 x 12'7 (4.09m x 3.84m )  
A final DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, heat sensor, tv and telephone point, double panel radiator. Internal frosted glass block window over the stairs. Access into an additional eaves storage space. Velux roof-light to the rear elevation. Painted sash double glazed window to the front elevation, with far-reaching views over the River Trent.

### INTEGRAL GARAGE STORE:

5'7 x 8'8 (1.70m x 2.64m)  
With manual up/ over garage door. Providing power and lighting with useful integrated storage.

### EXTERNALLY:

The front aspect is greeted by a generous multi-car tarmac driveway. Providing side-by-side off-street parking for multiple vehicles. Access into the integral garage store and to the front entrance door. A shared paved pathway leads to the rear timber garden gate, Giving access into the LOVELY low-maintenance rear garden. This can also be accessed from the EXTENDED open-plan living space, with BI-FOLD DOORS. The garden is immensely private. With an artificial lawn, Indian sandstone paving, providing a wonderful seating area. There is a detached timber summer house. Providing power and lighting. There are complimentary raised plant beds, a double external power point, outside tap and two external up/ down lighters. There are fully fenced side and rear boundaries.

### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and double glazing throughout.

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- Share Of Freehold. Sold with va

The property has a 999 year lease from 03/06/2011, with approximately 986 years remaining.

### Residential Charges:

All Residents own a portion of the freehold. 'The Waterfront Management Ltd' currently charge £104 a month. This covers buildings insurance. The up-keep/ maintenance of the residents communal gardens, external paintwork, window cleaning, and maintenance of the electric gates and car park.

### Approximate Size: 1,908 Square Ft.

Measurements are approximate and for guidance only.

### Local Authority:

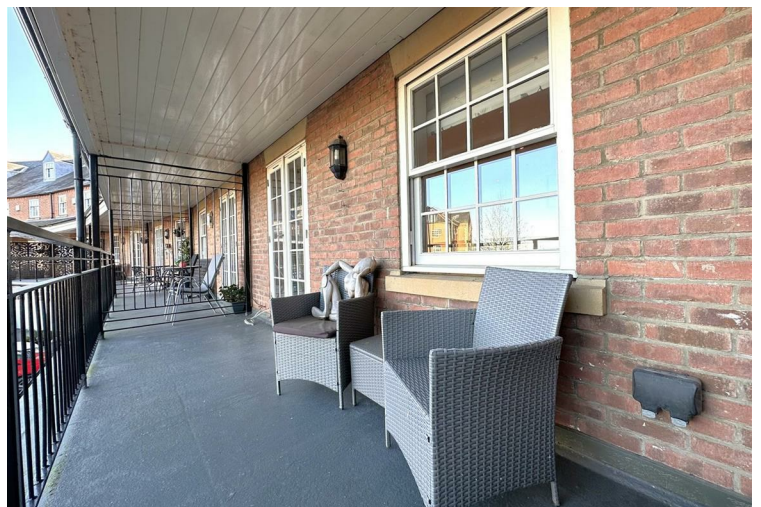
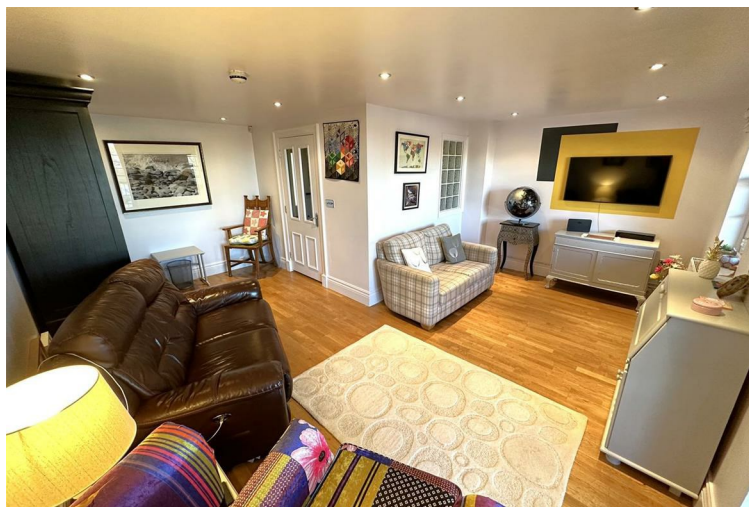
Newark & Sherwood District Council.

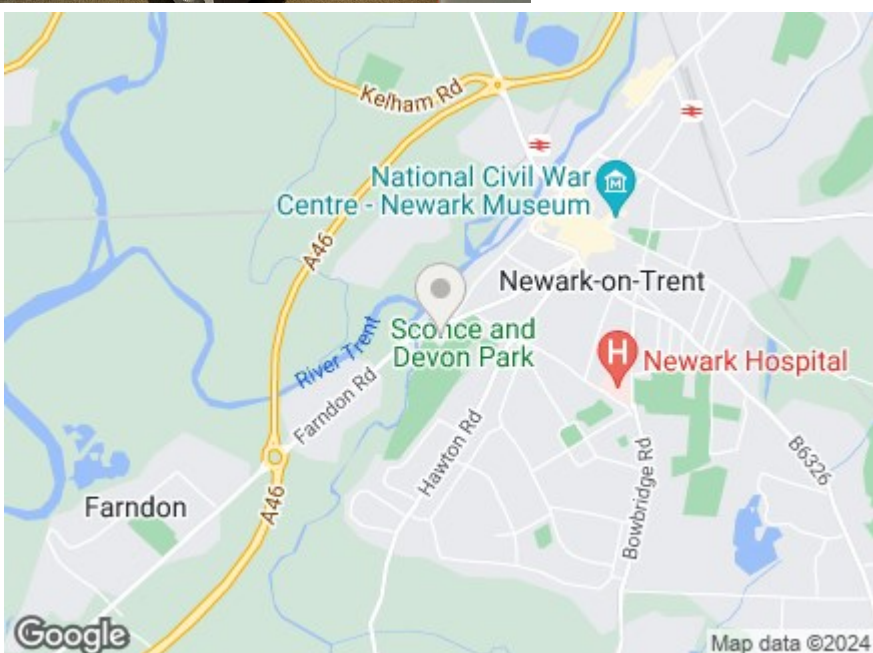
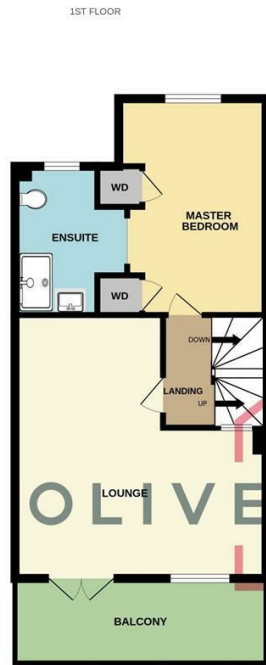
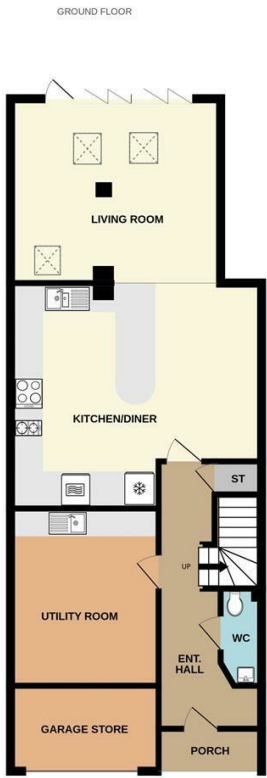
### Council Tax: Band 'C'

### EPC: Energy Performance Rating: 'tbc'- On Order

### Local Information & Amenities:

This property is conveniently located for ease of access into Newark Town Centre (approx. 0.5 of a mile away). The property is positioned on one of the Towns most sought after locations with excellent access onto the popular Scone & Devon Park with lots of greenery to enjoy. The property itself overlooks the local Marina, with riverside views. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors





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>		
(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	

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.