



The Roundhead Building, Warwick Brewery, Newark

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OLIVER REILLY



# The Roundhead Building, Warwick Brewery, Newark

Asking Price: £160,000

- SUPERB SECOND FLOOR APARTMENT
- PRIME CENTRAL LOCATION! CLOSE TO AMENITIES
- MAGNIFICENT OPEN-PLAN LIVING/DINING KITCHEN
- ALLOCATED PARKING SPACE VIA SECURE BARRIER
- IDEAL FIRST TIME, INVESTMENT OR BOLT-HOLE
- TWO DOUBLE BEDROOMS
- EASE OF ACCESS TO BOTH TRAIN STATIONS!
- STYLISH BATHROOM & EN-SUITE SHOWER ROOM
- VISITOR PARKING & COMMUNAL LIFT
- EXCELLENT CONDITION! Tenure: Leasehold. EPC 'C'

## LUXURIOUS LIFESTYLE LIVING...!

We are pleased to present this FABULOUS second floor apartment, forming part of the iconic 'Warwick Brewery' complex. A superbly re-developed Grade II listed property. 'The Roundhead Building' is an excellent modern addition to the retained original design and promotes an individual contemporary charm to its already unique features. This expansive modern home boasts a wonderfully free-flowing internal layout comprising: Entrance hall, superb OPEN-PLAN living space with Juliet balcony and a stylish fitted kitchen with breakfast bar, instant hot-water tap, a range of integrated appliances and multi-coloured kick-board lighting. There is a useful utility cupboard, TWO DOUBLE BEDROOMS!... Both with extensive fitted wardrobes. The master bedroom is further enhanced by a STUNNING EN-SUITE SHOWER ROOM and a separate, equally attractive three-piece bathroom.

Externally, the apartment has an allocated parking space to the rear of the complex, via a secure barrier. Further benefits include double glazing throughout, a secure telecom entry system, efficient electric heating and a COMMUNAL LIFT to ensure ease and functionality. The complex also provides access to a popular coffee shop, clothing store and lies adjacent to a highly-renowned local gymnasium. Apartment 203 is CONVENIENTLY SITUATED for ease of access to Newark Castle and North Gate train stations, with a DIRECT LINK TO LONDON KINGS CROSS STATION, along with ease of access onto the A1 and A46. Internal viewings are highly advised, in order to gain a full sense of appreciation for this superbly enhanced, eye-catching home.



Allocated Parking Space

**COMMUNAL ENTRANCE:**

Accessed via a secure telephone entry system with security code to allow remote access. There is a stairway and communal lift giving access to the second floor.

**APARTMENT: ENTRANCE HALL:**

With telephone entry system. Carpeted flooring and access into all internal rooms. Max measurements provided. Width reduces to 3'9 ft (1.14m).

20'7 x 10'5 (6.27m x 3.18m)

**OPEN-PLAN LIVING/DINING KITCHEN:**

A superbly functional, BRIGHT & AIRY modern-day space. Providing a modern fitted kitchen with wood-effect vinyl flooring. Benefiting from a range of complementary cream high-gloss wall and base units with fitted breakfast bar, quartz-effect work-surfaces and multi-coloured kick-board lighting. Inset 1.5 bowl sink with instant hot-water tap and drainer. Integrated electric oven with four ring induction hob over and extractor fan above, integrated dishwasher and fridge freezer. The living area provides carpeted flooring and a dual-aspect outlook with a Juliet balcony overlooking the Victorian Maltings. Three ceiling light fittings.

21'3 x 14'9 (6.48m x 4.50m)

**UTILITY CUPBOARD:**

With power and lighting and fitted base unit with provision for an under-counter washing machine. Access to the hot water cylinder.

6'2 x 4'3 (1.88m x 1.30m)

**MASTER BEDROOM:**

A sizeable DOUBLE bedroom with carpeted flooring, ceiling light fitting, window to the rear elevation and extensive fitted mirrored glass sliding wardrobes. Access into the en-suite. Max measurements provided up to fitted wardrobes. Length reduces to 9'9 ft. (2.97m).

14'7 x 11'8 (4.45m x 3.56m)

**STYLISH EN-SUITE SHOWER ROOM:**

Of attractive modern design. Providing a fitted shower cubicle with mains shower facility and wall tiled splash-backs, a low level W.C and ceramic wash hand basin with chrome mixer tap, illuminated vanity mirror above and under counter vanity storage. Wall mounted chrome heated towel rail. Recessed ceiling spotlights.

7'8 x 4'8 (2.34m x 1.42m)

**BEDROOM TWO:**

A further well-proportioned DOUBLE bedroom with carpeted flooring, ceiling light fitting, window to the rear elevation and fitted mirrored glass sliding wardrobes. Max measurements provided.

14'4 x 8'5 (4.37m x 2.57m)

**CONTEMPORARY BATHROOM:**

Of superb modern design. Providing a fitted panelled bath with mains shower facility above, wall mounted clear glass shower screen and wall tiled splash backs. Low level W.C and ceramic wash hand basin with chrome mixer tap, illuminated vanity mirror above and under counter vanity storage. Wall mounted chrome heated towel rail. Recessed ceiling spotlights.

8'1 x 6'2 (2.46m x 1.88m)

**ALLOCATED PARKING SPACE:**

The property provides an allocated parking space, via a secure access barrier. The allocated space is marked out as 'C203'.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides electric 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.

**Approximate Size: 808 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold.**

Sold with vacant possession on completion.

**Lease Information:**

Management Company: Fletcher Gate Ltd.

Length Of Lease: 125 Years from March 2010.

Years Remaining on Lease: 112 Years.

Current Ground Rent: £100 per annum

Current Service Charge: £2,010 per annum. Paid directly to Warwick Brewery Management LTD. This INCLUDES buildings insurance.

Please note: This information has been provided by the vendor and has not been clarified by the agent.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'****EPC: Energy Performance Rating: 'C' (75)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**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 marketplace 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:**

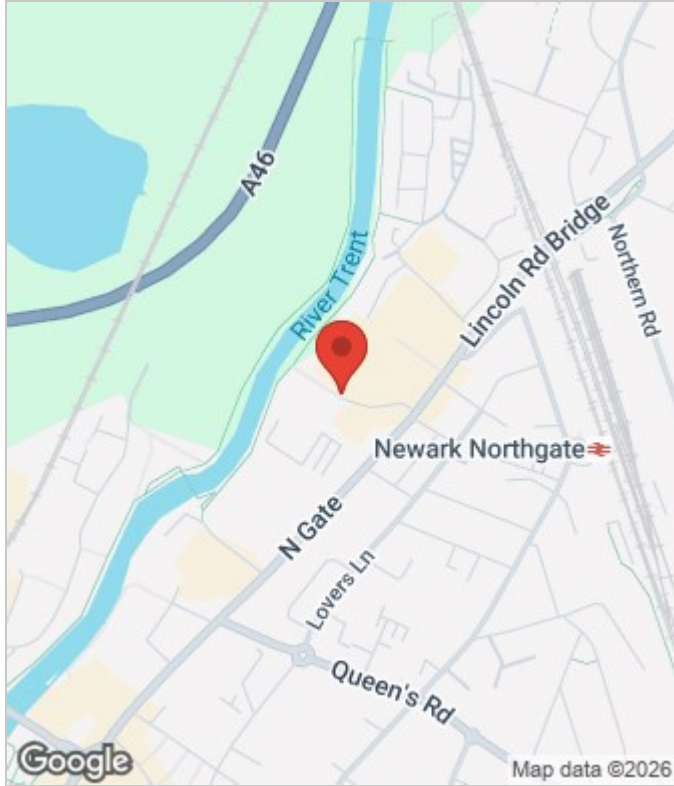
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive 2002/91/EC

