The Tankard Building, Warwick Brewery, Newark

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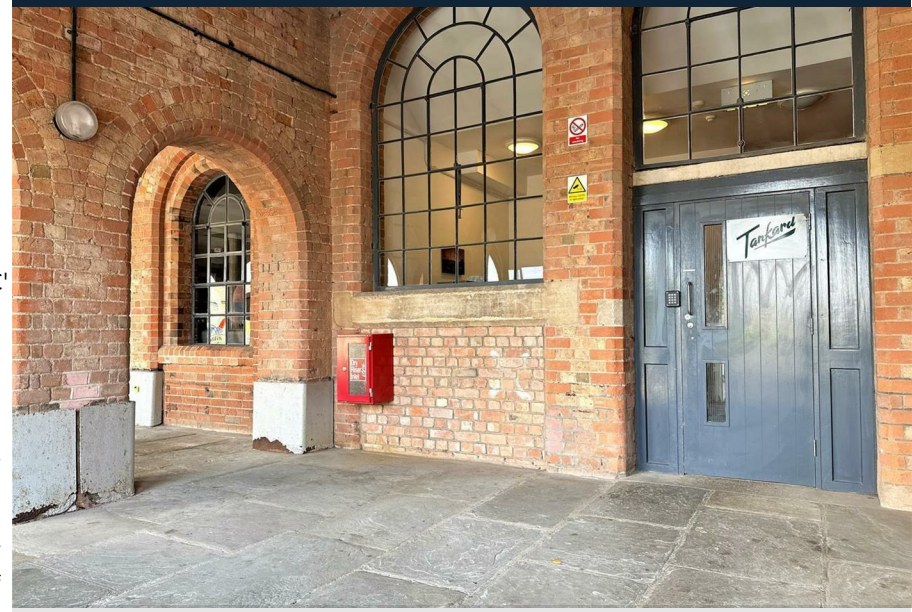
OLIVER REILLY

The Tankard Building, Warwick Brewery, Newark

Guide Price £140,000

- MAGNIFICENT DUPLEX APARTMENT
- PRIME LOCATION. CLOSE TO TOWN & TRAIN STATIONS
- CONTEMPORARY KITCHEN & BATHROOM
- ALLOCATED PARKING SPACE & VISITOR PARKING
- IDEAL FIRST TIME PURCHASE OR SECURE BOLT-HOLE
- TWO DOUBLE BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- WONDERFUL ARRAY OF RETAINED FEATURES
- COMMUNAL LIFT & BICYCLE STORE
- VIEWING ESSENTIAL! Tenure: Leasehold. EPC 'C' (66)



TANTALIZING TANKARD BUILDING!
WOW. OH WOW! What a treat we have in store for you here! This gorgeous, spacious and eye-catching DUPLEX APARTMENT is situated within the Iconic Grade II listed Warwick Brewery complex. Steeped with history and a vast array of delightful period features. This well-proportioned home is located on the top floor. Accessed via a communal lift. Enjoying captivating views over the immediate local vicinity. Conveniently set within the hustle and bustle of this exquisite market Town. Providing ease of access to both train stations. One of which (Newark North Gate) has a DIRECT LINK TO LONDON KINGS CROSS STATION in approximately 75 minutes. The apartment holds the perfect blend of originality combined with a tasteful contemporary design, of almost 1,000 square/ft of accommodation. This expansive and flexible layout comprises: Inviting entrance hall, a useful utility cupboard, two marvellous bedrooms and a large three-piece bathroom. Trust us...The master bedroom is a REAL HEAD TURNER! Stairs from the hallway lead up to a FABULOUS OPEN-PLAN LIVING/DINING KITCHEN SPACE. Providing ample space. The kitchen area hosts a vast range of integrated appliances. A secure ALLOCATED PARKING SPACE is situated behind a private electric barrier, to the rear of the complex. Sufficient visitor parking is also available. Further benefits of this magnificent home include double glazing throughout, electric heating, a communal lift and a secure telephone entry system. The complex also benefits from a popular coffee shop and nearby gym. Leaving something for everyone! All on your doorstep! THIS IS A TRUE GEM! Make a move...TODAY! Come inside and gain a full sense of appreciation for the eclectic charm and quality of this gorgeous home.

ENTRANCE HALL: 11'9 x 9'5 (3.58m x 2.87m)
A hugely inviting reception space with exposed brickwork. Accessed via a secure fire door. Providing complementary modern laminate flooring, a secure telephone entry system, recessed ceiling spotlights, smoke alarm, hot water thermostat, electric heater, electrical RCD consumer unit, telephone point. Carpeted stairs rising to the first floor. Access into the bathroom, utility cupboard and both bedrooms.

UTILITY CUPBOARD: 8'7 x 3'1 (2.62m x 0.94m)
A useful and functional space. Providing vinyl flooring and a ceiling light fitting. Fitted work surface. Plumbing/ provision for a washing machine. Access to the hot water cylinder.

MASTER BEDROOM: 16'7 x 15'1 (5.05m x 4.60m)
A STUNNING PRINCIPLE BEDROOM. Enjoying complementary laminate flooring, exposed brick work, two ceiling light fittings, an electric heater, exposed ceiling trusses, TV/ satellite connectivity point and double glazed windows to the front elevation. Overlooking the hustle and bustle within this prime central location. Max measurements provided.

BEDROOM TWO: 13'10 x 7'7 (4.22m x 2.31m)
A further admirable bedroom. Providing carpeted flooring, exposed brick work, an electric heater, ceiling light fitting and double glazed windows to the front elevation. Max measurements provided.

MODERN BATHROOM: 9'1 x 8'1 (2.77m x 2.46m)
Of tasteful modern design. Providing tiled flooring. A tiled panelled bath with chrome mixer tap, wall mounted clear-glass shower screen and overhead shower facility, low-level W.C and a pedestal wash hand basin with chrome taps, partial walled tiled splash backs and a wall mounted vanity cupboard with mirrored doors. Recessed ceiling spotlights and extractor fan. Max measurements provided.

FIRST FLOOR OPEN-PLAN LIVING SPACE: 33'7 x 13'3 (10.24m x 4.04m)
A SUPERB OPEN-PLAN MULTI-FUNCTIONAL SPACE. Enjoying exposed timber joists throughout and two large high-level double glazed windows to the front and rear elevations. Directly above the kitchen/ dining space. The modern fitted kitchen has tasteful laminate flooring and sufficient space for a dining table. There are a vast range of cream wall and base units, with laminate dark wood-effect roll-top work surfaces over. Inset stainless steel sink with drainer. Integrated dishwasher. Integrated 'CANDY' electric oven with four ring induction hob over and stainless steel extractor hood. Integrated fridge freezer. There is sufficient living space providing continuation throughout the first floor, with laminate flooring. The living space has three wall light fittings, a ceiling light fitting, TV/satellite connectivity points, two electric heaters and an extractor fan. Max measurements provided.

ALLOCATED PARKING SPACE:
The property provides an allocated parking space, via a secure access barrier. The allocated space is marked out as 'T401'. Visitor parking is also available.

Broadband Availability:
Fibre broadband and virgin broadband are both available within the complex.

The Warwick Brewery: Additional Information:
There is a fully converted basement area offering communal bin storage and bike store. There is front and rear access and all communal areas are motion sensored for lighting and have stairs and lifts. There is allocated off road parking for each apartment.

Services:
Mains water, drainage, and electricity are all connected. The property also provides mains electric heating, a secure telephone entry system 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: 994 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: 110 Years.
Current Ground Rent: £100 per annum
Current Service Charge: £2,209.30 per annum. Paid directly to Warwick Brewery Management LTD. This INCLUDES buildings insurance and can be paid upfront or in 10 monthly installments.
These details have been provided by the vendor and not clarified by the agent.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (66)
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 primely 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.

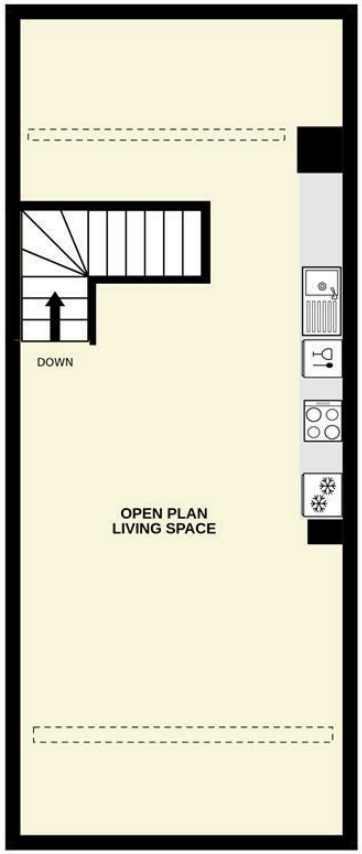
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

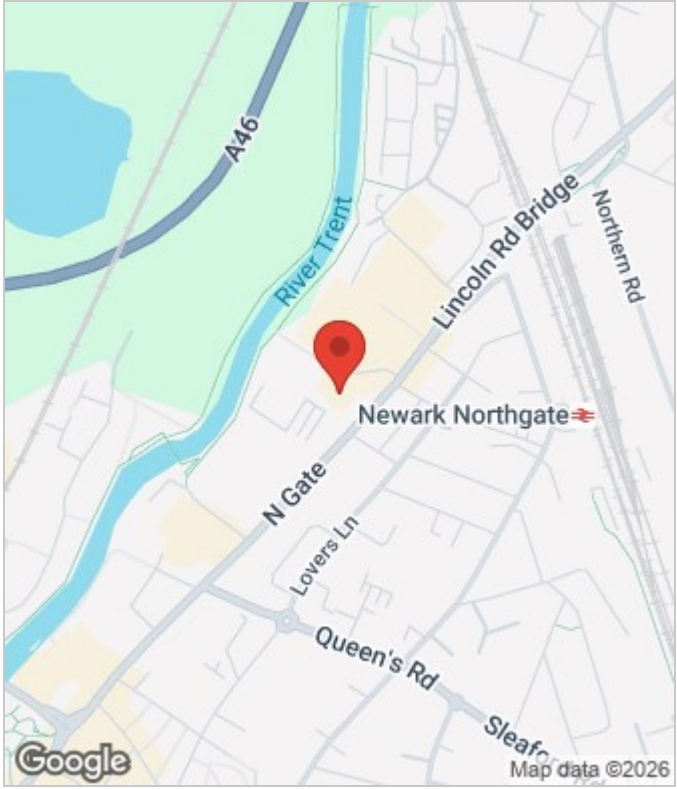
Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their 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.

EXIT
NO HGV

GROUND FLOOR

1ST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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