



Sutton Avenue, Newark





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Guide Price £90,000

- SPACIOUS FIRST FLOOR APARTMENT
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERN KITCHEN & STYLISH SHOWER ROOM
- LOVELY ESTABLISHED GARDEN & BRICK OUTBUILDING
- EXCELLENT CONDITION! IDEAL FOR MAKING YOUR OWN MARK!
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINER
- IDEAL FIRST TIME HOME OR SUITABLE DOWNSIZE
- POTENTIAL OFF-STREET PARKING (Subject To Approval)
- NO CHAIN! Tenure: Leasehold. EPC 'tbc'



|   |                             |
|---|-----------------------------|
| <b>GROUND FLOOR ENTRANCE:</b>                               | 3'8 x 2'10 (1.12m x 0.86m)  |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.   | 18'1 x 4'6 (5.51m x 1.37m ) |
| <b>GENEROUS LOUNGE/DINER:</b><br>Max measurements provided. | 16'1 x 14'5 (4.90m x 4.39m) |
| <b>MODERN FITTED KITCHEN:</b><br>Max measurements provided. | 12'10 x 7'6 (3.91m x 2.29m) |
| <b>MASTER BEDROOM:</b>                                      | 13'2 x 10'7 (4.01m x 3.23m) |
| <b>BEDROOM TWO:</b><br>Max measurements provided.           | 13'2 x 9'7 (4.01m x 2.92m)  |
| <b>STYLISH CONTEMPORARY SHOWER ROOM:</b>                    | 6'4 x 5'5 (1.93m x 1.65m)   |
| <b>BRICK OUTBUILDING:</b>                                   | 13'3 x 5'11 (4.04m x 1.80m) |

Of brick built construction, with a flat roof. Accessed via a wooden side personal door. Hosting excellent storage and great potential. uPVC double glazed window to the front elevation.

**EXTERNALLY:**  
This sizeable home is positioned close to the Town Centre and is surrounded by amenities. The front aspect is greeted with a shared low-level metal personal gate, opening onto a paved pathway. The front garden is laid to lawn and boasts great potential for off-street parking. Subject to approval for a dropped kerb. There are fenced front and side boundaries. The paved pathway continues to the left side aspect, for a neighbouring home. There is a wooden shared personal gate, opening onto a further shared pathway. Access to the side entrance door and the brick outbuilding. This leads down to a lovely mature garden. Predominantly laid to lawn, with a variety of established bushes. Please Note: There is shared access across the outside space, from one adjoining home.

DON'T LET THIS PASS YOU BY!!!

This SMART & SPACIOUS first floor apartment boasts MUCH MORE THAN MEETS THE EYE!.. Promoting an expansive layout, suitable for a variety of purchasers, crying out for you to MAKE YOUR OWN MARK!

This spacious home is conveniently situated near to the Town Centre and surrounded by heaps of excellent local amenities, popular schools and transport links.

The well-planned internal layout creates copious accommodation, comprising to the ground floor: Private entrance hall with stairs up to the first floor landing.

This flows through to a GENEROUS LOUNGE/DINER, a modern kitchen, STYLISH CONTEMPORARY SHOWER ROOM and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by a fitted wardrobe.

Externally, the property is enhanced with a large front garden. Allowing great potential for off-street parking. Subject to dropped kerb approval. On-street parking is also available, on a first come, first served basis. A secure gate gives access to a LARGE BRICK OUTBUILDING and to a LOVELY ESTABLISHED GARDEN!.. Equally poised for you to inject your own personality!

Additional benefits of this highly-regarded and superbly spacious home include uPVC single glazing and gas central heating.

It's time to MODERNISE, MAXIMISE & MAKE IT YOURS! Opportunities like this don't come round very often!.. Available with NO ONWARD CHAIN!





**Approximate Size: 761 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC single 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.**

Sold with vacant possession on completion.

**Lease Information:**

Freeholder: Newark & Sherwood District Council

Length Of Lease: 125 Years from 6th July 1998.

Years Remaining on Lease: 97 Years.

Current Ground Rent: £10 a year.

Current Service Charge: Approximately £180 a year. 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 'A'**

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

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 just over 1.5 miles away from the Town Centre. 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. There is a fast track railway link to London Kings Cross from Newark North Gate station, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**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 an 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.



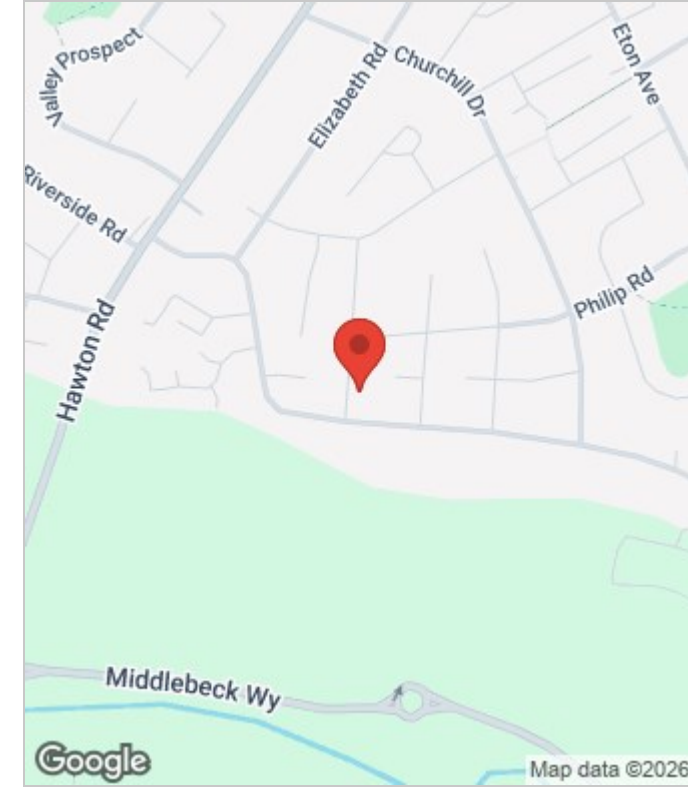


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



### 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>                                   |                            |           |
| (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> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |