



Nicholsons Wharf, Mather Road, Newark

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OLIVER REILLY 



# Nicholsons Wharf, Mather Road, Newark

Guide Price £70,000 - £80,000

- LOVELY OVER 55'S GROUND FLOOR APARTMENT
- 50 % SHARED OWNERSHIP
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- STYLISH MODERN SHOWER ROOM
- Gas Central Heating & Modern Double Glazing
- TWO BEDROOMS
- BEAUTIFUL RIVERSIDE SETTING
- LARGE LOUNGE/DINER WITH BALCONY
- ALLOCATED PARKING SPACE
- NO CHAIN! Tenure: Leasehold. EPC 'C' (75)

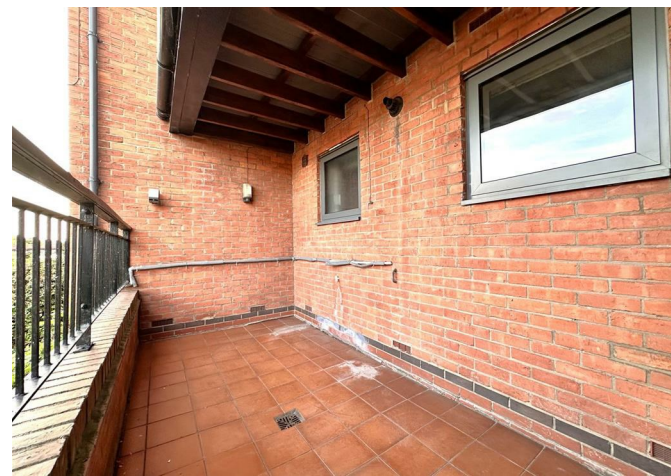
Guide Price: £70,000 - £80,000. \*50% SHARED OWNERSHIP\* \*GROUND FLOOR LIVING!\*  
LIVE THE LIFESTYLE... Inside this lovely OVER 55's GROUND FLOOR APARTMENT. Pleasantly positioned along the banks of the River Trent. Sympathetically spoilt with captivating views over the historic market town of Newark-on-Trent and its many landmarks. Hosting idyllic walks, an abundance of convenience and low-maintenance living.

This well-maintained home is available with a 50% share of ownership via The Nottingham Housing Association, with staircasing available to purchase higher shares.

The lovely FREE-FLOWING LAYOUT comprises: Entrance hall, a fitted kitchen, large lounge/diner with sliding doors out to a WONDERFUL BALCONY. Showcasing an idyllic view over the River Trent. There are TWO BEDROOMS both enhanced with FITTED WARDROBES and a STYLISH CONTEMPORARY SHOWER ROOM.

In addition to the quiet, charming and central location, the apartment is equipped with an ALLOCATED PARKING SPACE directly outside the entrance to the property. Further benefits include double glazing via aluminium windows throughout and gas fired central heating, via a combination boiler.

YOUR NEXT CHAPTER STARTS HERE!... Promising beautiful views, minimal maintenance and MAXIMUM enjoyment. Marketed with \*\*NO ONWARD CHAIN!\*\*.



<b>ENTRANCE HALL:</b> Max measurements provided.	17'5 x 12'11 (5.31m x 3.94m)
<b>KITCHEN:</b>	8'9 x 7'2 (2.67m x 2.18m)
<b>LARGE LOUNGE/DINER:</b> Max measurements provided.	14'9 x 11'0 (4.50m x 3.35m)
<b>BALCONY:</b> With quarry tiled flooring, wrought-iron railings with a wood balustrade on a low-level brick wall. The rear aspect enjoys a delightful outlook over the River Trent, Trent Bridge, 12th Century Castle, St. Mary's Church Spire and Brewers Wharf. Hosting complementary walks along the riverside and to the Town Centre.	13'10 x 6'3 (4.22m x 1.91m)
<b>MASTER BEDROOM:</b> Max measurements provided.	10'9 x 10'4 (3.28m x 3.15m)
<b>BEDROOM TWO:</b>	8'7 x 8'4 (2.62m x 2.54m)
<b>MODERN SHOWER ROOM:</b>	7'2 x 6'7 (2.18m x 2.01m)
<b>ALLOCATED PARKING SPACE:</b> The apartment provides a designated parking space, outside the entrance to the property. The allocated space is marked out as '20'.	

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler and double glazing via grey aluminium windows 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: 530 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'A'**



#### **Tenure: Leasehold**

A 50% equity share with the Nottingham Community Housing Association (NCHA) is offered for sale. Staircasing up to 100% is also available. Please speak to the agent for further details. Sold with vacant possession on completion.

#### **Lease Information:**

Length of lease: 99 Year lease from 11th March 1995.

Remaining Years on the lease: 69 Years.

Current Ground Rent & Service Charge combined is £369 a month. This INCLUDES buildings insurance and external maintenance. This may be subject to review. Based on a 50% share of ownership.

All payable to the NCHA: Nottingham Community Housing Association Limited.

All of the above information has been provided by the vendor and has not been verified by the agent.

#### **Nottingham Community Housing Association:**

Any prospective purchaser will need to complete an application form and be approved by Help to Buy Midlands and NCHA before the sale can be finalised.

Please visit: <https://www.ncha.org.uk/> for further information please speak to the agent.

#### **What is Shared Ownership?**

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Nottingham Community Housing Association (NCHA). Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? \* You purchase the share of the property with a mortgage or cash sum; \* You pay a service charge to Nottingham Community Housing Association.

#### **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 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.

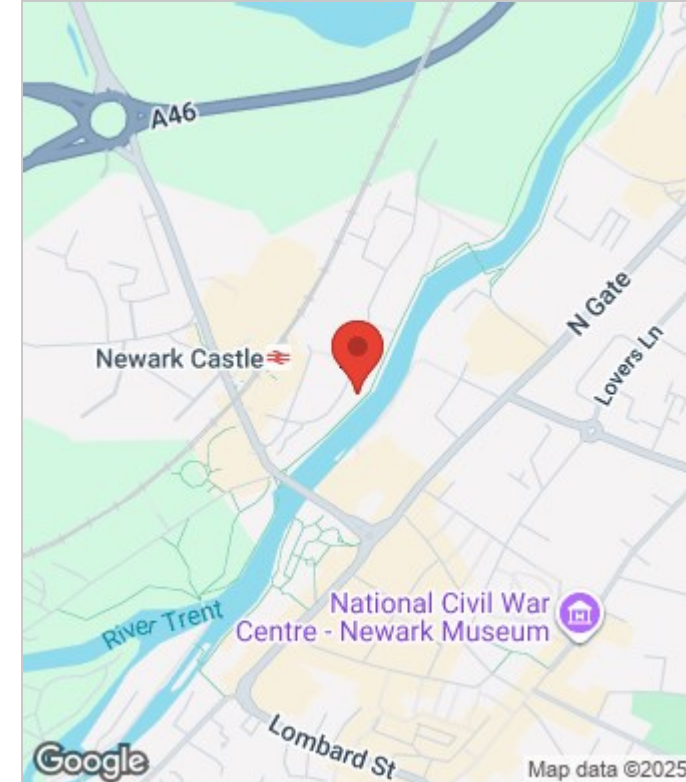
#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents 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



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>	<b>75</b>	<b>77</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	