



The Wharf, The Wharf, Newark

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# The Wharf, The Wharf, Newark

Guide Price £170,000 - £180,000

- MAGNIFICENT SECOND FLOOR DUPLEX APARTMENT
- SUPERB CENTRAL POSITION WITH RIVERSIDE VIEWS
- GENEROUS & ADAPTABLE LAYOUT
- ALLOCATED PARKING SPACE
- Gas Central Heating, Double Glazing & Communal Lift
- TWO DOUBLE BEDROOMS
- FABULOUS OPEN-PLAN LIVING SPACE
- HIGH-QUALITY BREAKFAST KITCHEN & SHOWER ROOM
- WALKING DISTANCE TO BOTH TRAIN STATIONS!
- EXCELLENT CONDITION! Tenure: Leasehold. Share Of Freehold. EPC 'C'

Guide Price: £170,000-£180,000. TREMENDOUS TOWN CENTRE TARDIS..!

Wander down to the Wharf and FALL IN LOVE with this SPECTACULAR DUPLEX APARTMENT. Located on the second floor of an individual residential building. 'Dobsons Quay' is a fine example of a BEAUTIFULLY BESPOKE HOME. Primely positioned in the heart of Newark Town Centre. Enjoying an ever-changing outlook over the local Town and far reaching views across to the River Trent and historic Newark Castle.

You'll feel right at home from the moment you arrive!.. The apartment is packed with a wealth of warmth and tasteful personality, lending itself as an ideal bolt-hole, first time purchase or low-maintenance/ long-term investment.

The deceptively durable accommodation is accessed via a secure telecom entrance with a COMMUNAL LIFT to ensure ease and functionality. The apartment welcomes you to an Inviting reception hall, a STUNNING BREAKFAST KITCHEN!...Hosting a range of integrated appliances, fitted breakfast bar and a utilities cupboard. This L-shaped space is OPEN-PLAN to a MAGNIFICENT LIVING/ DINING AREA! Enhanced by iconic views across the Town. The first floor hosts a lovely landing space, TWO DOUBLE BEDROOMS and a FABULOUS MODERN SHOWER ROOM. There is a large walk-in store, which has an additional access door into a communal area.

Externally, the attractive and convenient position is a huge draw. Boasting ease of access to both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION! There is also an allocated parking space behind the building.

STYLISH IN EVERY WAY!.. Your search ends right HERE!... Inside this exceptionally impressive and well-maintained home. Showcasing QUALITY & CONVENIENCE in abundance..!



Allocated Parking Space

## COMMUNAL ENTRANCE:

Accessed via a secure telecom entry system, with a communal staircase and lift, giving access to all four floors.

## RECEPTION HALL:

7'6 x 6'6 (2.29m x 1.98m)

## STUNNING BREAKFAST KITCHEN:

7'8 x 5'7 (2.34m x 1.70m)

## GENEROUS OPEN-PLAN LIVING SPACE:

15'8 x 14'10 (4.78m x 4.52m)

Max measurements provided.

## FIRST FLOOR LANDING:

9'6 x 7'1 (2.90m x 2.16m)

Max measurements provided.

## MASTER BEDROOM:

11'3 x 11'3 (3.43m x 3.43m)

Max measurements provided. Width reduces to 8'3 ft. (2.51m).

## BEDROOM TWO:

11'5 x 7'7 (3.48m x 2.31m)

## STYLISH CONTEMPORARY SHOWER ROOM:

8'1 x 6'8 (2.46m x 2.03m)

## LARGE WALK-IN STORE:

8'5 x 6'6 (2.57m x 1.98m)

Hosting great storage space with a secondary access door back into the communal areas of the building. Used as a suitable fire escape. Max measurements provided.

## ALLOCATED PARKING SPACE:

There is an allocated parking space at the back of the building. Identified by a number '9'.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and single glazing. Satellite TV and fibre broadband are available to the immediate area.

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: 715 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold. Share of Freehold**

Sold with vacant possession on completion.

**Lease Information:**

Management Company: Encore Estates Ltd

Length Of Lease: 200 Years from 2000.

Years Remaining on Lease: 175 Years.

Current Ground Rent: £1 per annum. There is no review period.

Current Service Charge: Approximately £254 per month (£3,048 a year). This INCLUDES buildings insurance, external window cleaning and maintenance.

There is no review period.

The service charge equates to a percentage of the total spend required for the building and is subject to slight fluctuation. A replacement roof was completed in 2025, including all gutters and down-pipes. A new communal lift is due to be installed in the coming months.

The freehold of the building is owned by the 'Dobson Quay Management Company Ltd'. Of which all owners have an equal share. Three owners are active directors and any owner can be nominated or request to be a director.

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: 'C' (78)**

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 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.

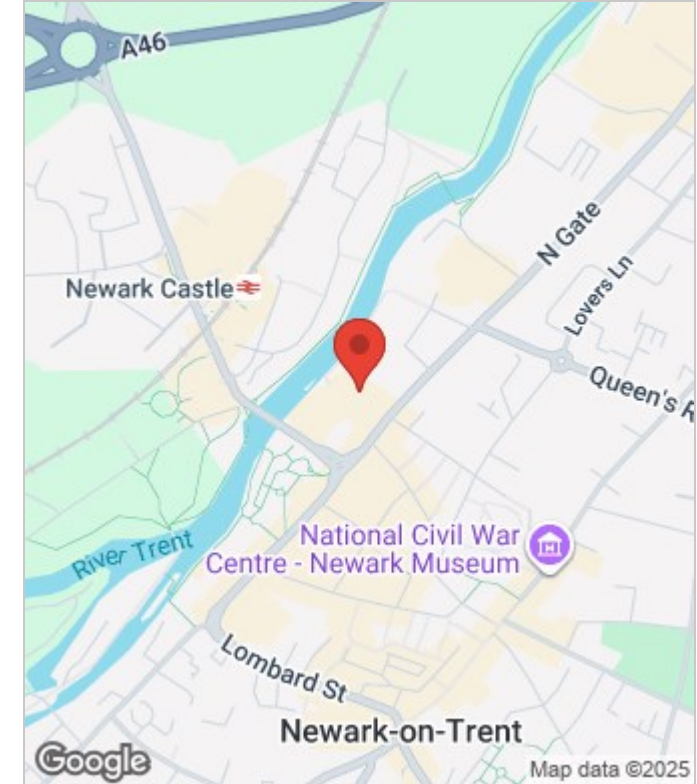
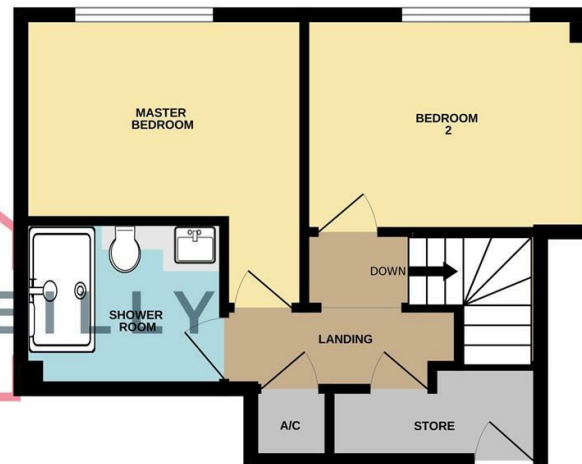




GROUND FLOOR



1ST 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>78</b>                  | <b>83</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<br>2002/91/EC |           |