



 **NEWTON FALLOWELL**

1 bed apartment to buy in NG24

Beast Market Hill, Newark,
Nottinghamshire, NG24 1BH

£80,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

-  Immediate 'exchange of contracts' available
-  Being sold via 'Secure Sale'
-  Luxury Town Centre Apartment
-  One DOUBLE Bedroom
-  EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated in one of Newark's most iconic Grade II listed converted buildings, 'The Ossington' set in the Heart of Newark with panoramic town centre views, this second floor apartment is a short walk to both Newark train stations.

The wonderful apartment oozes with charm and character, with beautifully appointed accommodation comprising of: a secure communal entrance hallway with steps leading to the apartments entrance door, with accommodation consisting of: entrance hallway, spacious adaptable living space with vaulted ceiling, breakfast kitchen with quartz worktops and integrated appliances including fridge, freezer, washer dryer, dishwasher, two ovens, a microwave and an electric induction hob; a master bedroom with built in wardrobes and a further luxury Villeroy & Boch bathroom suite with Porcelanosa fully tiled walls and floor and underfloor heating.

The property hugely benefits from its desirable location and the views are breath taking, gas central heating, and covered car parking.

Lease Details

Management Company - Shoby Properties LTD -

Years Remaining on Lease - 125 years from 2001

Current Ground Rent £100 per annum set to increase to £200 in June 2026

Current Service Charge £934.73 per quarter

Current Buildings Insurance £560.20 per annum

The Ossington Building

The Ossington is an iconic Newark Landmark originally built in 1882, by Lady Ossington in memory of her late husband John Dennison MP, Standing close to the river Trent and overlooking Newark Castle; the building was designed to serve as a Coffee Palace for social gatherings, lectures, dances etc without the consumption of alcohol, all profits went to support Newark Hospital. Due to its popularity and success a second Ossington Coffee Palace was constructed in Marylebone, London.

ACCOMODATION - Rooms and Measurements

Entrance Hallway

1.45m x 1.07m (4'9" x 3'6")

Adaptable Open Plan Living Space

10.29m x 5.51m (33'9 x 18'1)

maximum measurements

Breakfast Kitchen

3.15m x 1.57m (10'4" x 5'2")

Master Bedroom

4.39m x 3.96m (14'5" x 13'

Luxury Bathroom

3.30m x 1.68m (10'10" x 5'6)

maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £3,739.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beast Market Hill, Newark, Nottinghamshire, NG24 1BH

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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