



## 2 bed apartment to buy in NG24

Lovers Lane, Newark, Nottinghamshire,  
NG24 1HU

**£45,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ CASH BUYERS
- ✓ CLOSE TOWN CENTRE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ 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.

The Old Chapel is a very unique and exceptional second floor duplex apartment with TWO LARGE DOUBLE BEDROOMS, located a short distance from the town centre.

Please note this property is Cash Buyers Only due to the service charge and ground rent.

This apartment is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

This very unique second floor duplex apartment is situated in a converted building a short distance from Newark town centre and North Gate train station. The property has an open plan lounge/kitchen, cloakroom, two excellent sized double bedrooms and a well appointed bathroom. The property is double glazed and has gas central heating.

Upon entering the front door of the building via a secure door entry system, this leads into the entrance hallway which has a dogleg staircase rising up to the apartment.

### Apartment Entrance Hallway

The hallway provides access to the lounge/kitchen, bedroom one and the cloakroom. In addition there is a useful storage cupboard which also houses the central heating boiler. From the hallway a spiral staircase leads to bedroom two and the bathroom. The hallway has two ceiling light points and a radiator.

## Lounge/Kitchen

18' 11" x 15' 4" (5.76m x 4.67m) (at widest points)

This superb open plan room has a feature window to the front elevation. The kitchen is fitted along one wall and comprises an excellent range of contemporary base and wall units, with roll top work surfaces and tiled splash backs. There is a circular stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, washing machine and dishwasher. In addition there is space for a fridge/freezer. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture and has wood laminate flooring, multiple ceiling light points and a radiator.

## Cloakroom

The cloakroom has a window to the side elevation and is fitted with a WC and wash hand basin. There are recessed ceiling spotlights, an extractor fan and a radiator. The cloakroom is Jack & Jill in design with bedroom one.

## Bedroom One

16' 2" x 16' 0" (4.92m x 4.87m) (excluding wardrobes)

An extraordinarily large double bedroom with a feature opaque window to the rear elevation. The bedroom has a fitted double wardrobe, two ceiling light points and a radiator. As previously mentioned, a door leads into the Jack & Jill cloakroom.

## Bedroom Two

18' 4" x 11' 7" (5.58m x 3.53m)

A spiral staircase from the entrance hallway leads up to this large double bedroom which has a Velux skylight window to the front elevation. The bedroom is full of character and charm having exposed roof trusses. A small door opens to reveal storage space within the eaves. There are two ceiling light points and a radiator.

## Bathroom

15' 7" x 11' 6" (4.75m x 3.50m)

This very large and well appointed bathroom has a Velux skylight window to the rear elevation, and is fitted with a white suite comprising a corner spa bath, pedestal wash hand basin and WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. Once again the bathroom is full of character and charm, having exposed roof trusses. The room has a ceiling light point, an extractor fan and a heated towel rail.

## Parking

Situated beneath The Old Chapel is an underground carpark for residents use only.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £8,000.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

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: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Apartment Entrance Hallway

The hallway provides access to the lounge/kitchen, bedroom one and the cloakroom. In addition there is a useful storage cupboard which also houses the central heating boiler. From the hallway a spiral staircase leads to bedroom two and the bathroom. The hallway has two ceiling light points and a radiator.

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## Lounge/Kitchen

*5.76m x 4.67m (18'10" x 15'3")*

This superb open plan room has a feature window to the front elevation. The kitchen is fitted along one wall and comprises an excellent range of contemporary base and wall units, with roll top work surfaces and tiled splash backs. There is a circular stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, washing machine and dishwasher. In addition there is space for a fridge/freezer. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture and has wood laminate flooring, multiple ceiling light points and a radiator.

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## Cloakroom

The cloakroom has a window to the side elevation and is fitted with a WC and wash hand basin. There are recessed ceiling spotlights, an extractor fan and a radiator. The cloakroom is Jack & Jill in design with bedroom one.

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## Bedroom One

*4.92m x 4.87m (16'1" x 15'11")*

An extraordinarily large double bedroom with a feature opaque window to the rear elevation. The bedroom has a fitted double wardrobe, two ceiling light points and a radiator. As previously mentioned, a door leads into the Jack & Jill cloakroom.

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## Bedroom Two

*5.58m x 4.87m (18'3" x 15'11")*

A spiral staircase from the entrance hallway leads up to this large double bedroom which has a Velux skylight window to the front elevation. The bedroom is full of character and charm having exposed roof trusses. A small door opens to reveal storage space within the eaves. There are two ceiling light points and a radiator.

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## Bathroom

*4.75m x 3.50m (15'7" x 11'5")*

This very large and well appointed bathroom has a Velux skylight window to the rear elevation, and is fitted with a white suite comprising a corner spa bath, pedestal wash hand basin and WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. Once again the bathroom is full of character and charm, having exposed roof trusses. The room has a ceiling light point, an extractor fan and a heated towel rail.

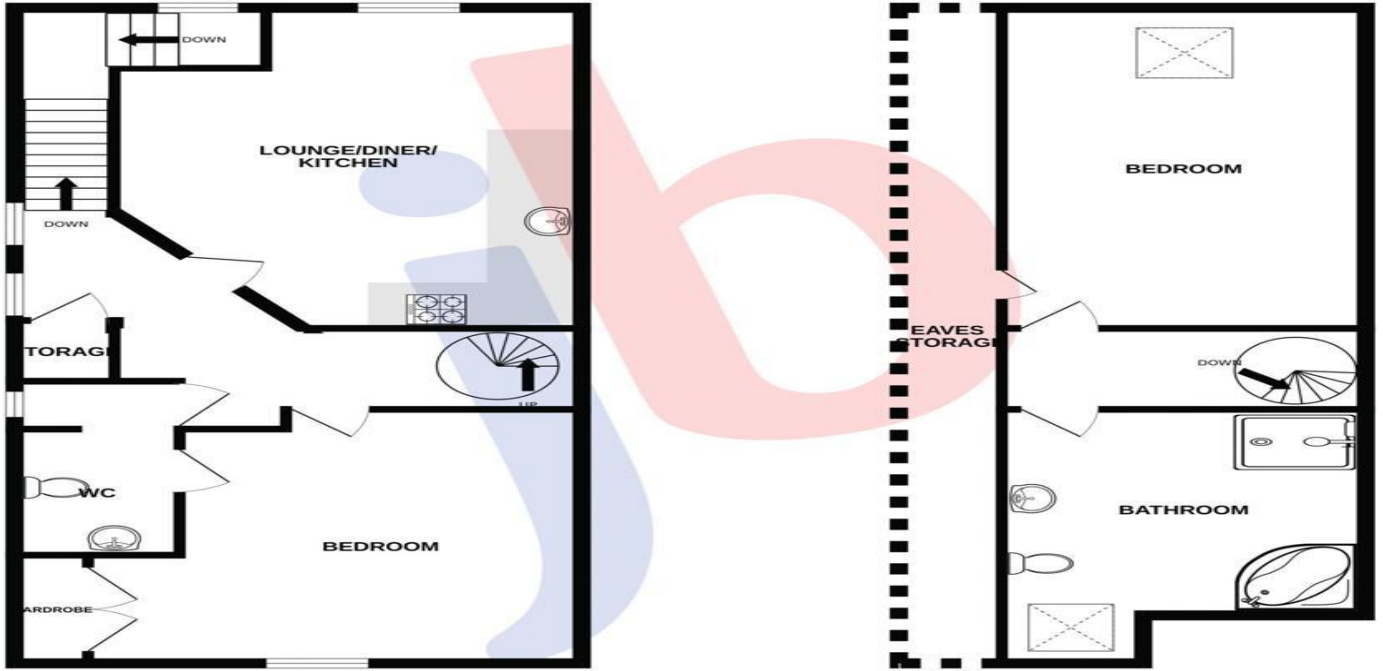
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## Parking

Situated beneath The Old Chapel is an underground carpark for residents use only.

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lovers Lane, Newark, Nottinghamshire, NG24 1HU

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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