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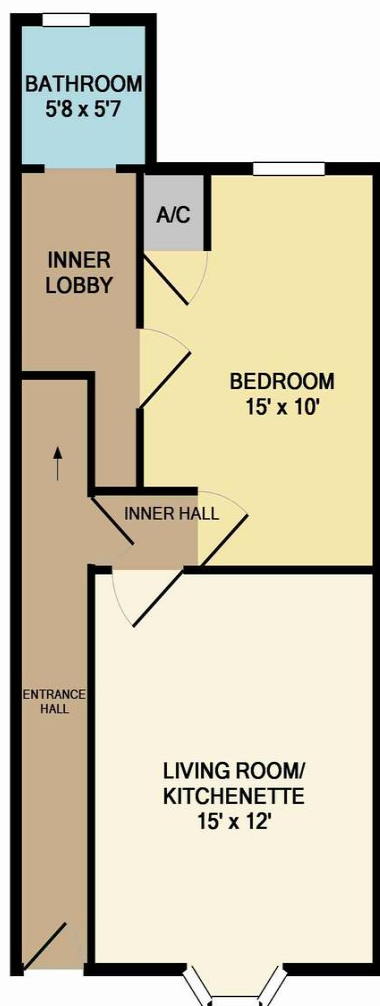


6a Wellington Road

Newark, Nottinghamshire, NG24 1NJ

Guide Price £74,500

A one bedroom first floor apartment situated on this popular residential road within walking distance of Newark town centre. The accommodation comprises communal entrance, inner lobby, living room with kitchenette and bathroom. Gas fired central heating. Ideal first time buyer or investment property. E.P.C rating C.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

#### Entrance Hall

Stone steps lead from street level to the first floor where the communal hall shares access with the flat above. Tiled flooring and a further door leads into 6a.

#### Inner Hall

Doors to the bedroom and sitting room.

#### Living Room & Kitchenette

15'0" x 12'0" Feature bay window to the front elevation. Radiator. Feature painted fire surround. Ornate coving to ceiling. T.V point.

The kitchen area comprises a range of wall and base units surmounted by a rolled edge work surface inset with stainless steel sink unit with mixer tap. Splash back tiling. Stainless steel under counter oven with four ring ceramic hob and stainless steel extractor above. Space for fridge.

#### Bedroom

15'0" x 10'0" A good size double bedroom with window to the rear elevation. Radiator. Fitted airing cupboard with useful storage space and also housing the gas combi boiler. A door from the bedroom opens into the inner lobby.

#### Inner Lobby

Understairs storage space. Plumbing for automatic washing machine and storage shelving.

#### Bathroom

5'8" x 5'7" Fitted with a white suite comprising low flush W.C, pedestal wash hand basin and panel bath with shower attachment and glazed screen. Complementary splash back tiling and obscure glazed window to the rear elevation.

#### Outside

Residents only permit parking on Wellington Road. This permit can be obtained, subject to proof of residency. From Nottinghamshire County Council Highways Department.

#### Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### Local Authority

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire.

#### Tenure

Leasehold, 125 years from April 2016.

#### Ground Rent & Buildings Insurance

Ground rent £150 per annum, payable every six months. Buildings insurance is £30 per month. This covers the annual insurance and any small generic repairs.