

6C The Waterfront, Newark, NG24 4SG

£239,950

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A very well-presented four-bedroom duplex apartment enjoying a highly convenient position within comfortable walking distance of Newark town centre and its excellent range of amenities. The property also benefits from attractive views towards the riverside, Newark Marina and the open green spaces of Sconce and Devon Park, creating a pleasant and well-balanced setting.

The accommodation is arranged over two upper floors and is accessed via a private ground floor entrance, leading into a hallway with staircase rising to the main living space. The second floor opens onto a generous landing which provides access to a superb open-plan living, dining kitchen, thoughtfully designed and beautifully appointed with a range of modern units, integrated appliances and engineered wood flooring, creating a sociable and contemporary hub of the home.

Also on this level is a well-proportioned double bedroom with fitted wardrobes, a stylish family bathroom, and a separate dining room which offers excellent flexibility and could equally serve as a fourth bedroom if required.

To the upper floor, a spacious landing provides an ideal study or work-from-home area. The principal bedroom is of an excellent size and benefits from access to a Jack and Jill style ensuite bathroom, which also has a door opening to the landing space. A further double bedroom completes the accommodation on this level.

Externally, the property enjoys a private gated parking area with an allocated parking space, along with a communal green space for the enjoyment of residents.

Newark-on-Trent is a thriving and historic market town, celebrated for its charming character, rich heritage and excellent connectivity. The town centre blends period architecture with a mix of independent retailers and well-known high street names, centred around a picturesque market square and the striking backdrop of Newark Castle. A wide range of amenities are readily available, including supermarkets, caf☏s, restaurants, leisure facilities and healthcare services, along with a long-established market tradition that brings a lively and welcoming atmosphere to the town.

The surrounding area offers an appealing lifestyle, with riverside walks, the marina and the open green spaces of Sconce and Devon Park all contributing to Newark's strong sense of community and outdoor appeal. The town also benefits from a variety of cultural attractions, clubs and societies, making it an engaging place to live for a wide range of buyers.

For commuters, Newark is particularly well placed, with two railway stations. Newark North Gate provides direct high-speed services to London King's Cross in approximately 75 minutes, while Newark Castle station offers additional regional connections. The A1, A46 and A17 are also easily accessible, ensuring convenient travel by road. A selection of well-regarded primary and secondary schools further enhances the town's appeal.

A leasehold second and third floor duplex apartment built circa 2005 by Countryfield Homes constructed of brick with attractive cornerstones under a slate roof covering. The central heating system is gas fired with wood framed double glazed box sash windows. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL
Wooden part glazed entrance door leading to ground floor entrance hall. Staircase rising to the second floor landing, storage cupboard below stairs.

SECOND FLOOR

LANDING
13'1 x 9'2 (3.99m x 2.79m)
(plus 3'4 x 2'11)



Built in airing cupboard with Tempest stainless hot water cylinder, electric immersion and latted shelving. Engineered wood flooring, radiator, staircase to the third floor. Double glazed high level window.

OPEN PLAN LIVING & DINING KITCHEN
20'10 x 19'9 (6.35m x 6.02m)



Two double glazed box sash windows to front elevation with views towards Newark Marina. Two radiators, engineered wood flooring. Open plan to:





KITCHEN AREA
8' x 4'3 (2.44m x 1.30m)



LED ceiling lights. Range of base cupboards and drawers recently fitted with new doors, granite working surfaces over with inset stainless steel sink and drainer. Wall mounted cupboards. Fitted appliances include a 70/30 fridge freezer, integral dishwasher, CDA electric oven and gas hob, extractor over with stainless steel canopy. Plumbing and space for an automatic washing machine.

DINING ROOM/BEDROOM FOUR
9'11 x 9'5 (3.02m x 2.87m)



Wood double glazed box sash window to rear elevation with views of Sconce HIlls Park. Radiator, built in double cupboard with shelving and Sirrus Radiant gas central heating boiler, engineered wood flooring.

BEDROOM TWO
13'5 x 9'4 (4.09m x 2.84m)



Radiator, wooden box sash window to the rear with views over Sconce Hill Park. Built in double wardrobe fitted with hanging rail and shelving.

BATHROOM
9'4 x 7'8 (2.84m x 2.34m)



Fitted with a modern white suite comprising low suite WC, pedestal wash hand basin and panelled bath. Additionally there is a corner shower enclosure with glass screen and sliding door. Wall mounted Trevi shower over and full wall tiling. Radiator, part tiled walls, ceramic tiled floor, extractor fan, LED downlights.



THIRD FLOOR

LANDING
13'10 x 6'8 (4.22m x 2.03m)



This spacious landing could be used as a study area or work from home space, engineered wood flooring, radiator.





BEDROOM ONE
15'10 x 10'2 (4.83m x 3.10m)



Tilt and turn uPVC double glazed Dormer window to the front, views towards the Marina. Radiator, three built in wardrobes fitted with hanging rail and shelving.

JACK AND JILL BATHROOM
7'10 x 5'7 (2.39m x 1.70m)



Door to bedroom one and separate door giving access to the landing. Fitted with a modern white suite comprising pedestal wash hand basin, low suite WC, panelled bath with wall mounted Trevi shower over. Glass shower screen, full wall tiling to splashback. The remaining walls are tiled, ceramic tiled floor. Extractor fan, radiator.

BEDROOM THREE
12'8 x 12'5 (3.86m x 3.78m)



Vaulted ceiling with part restricted head height. Radiator, uPVC double glazed tilt and turn Dormer window to the rear, views over Sconce Hills Park

OUTSIDE



There is a secure gated residents car parking area with electrically opening centre opening entrance gates. There is one allocated car parking space for the apartment. There is a communal green space with wrought iron fencing and hand gate for the enjoyment of the residents.





SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is leasehold with a term of 999 years planted from 1st October 2003. The leasehold is owned by the Waterfront Management Company which in turn is owned by the residents, further details are available upon request.

VIEWING
Strictly by appointment with the selling agents.

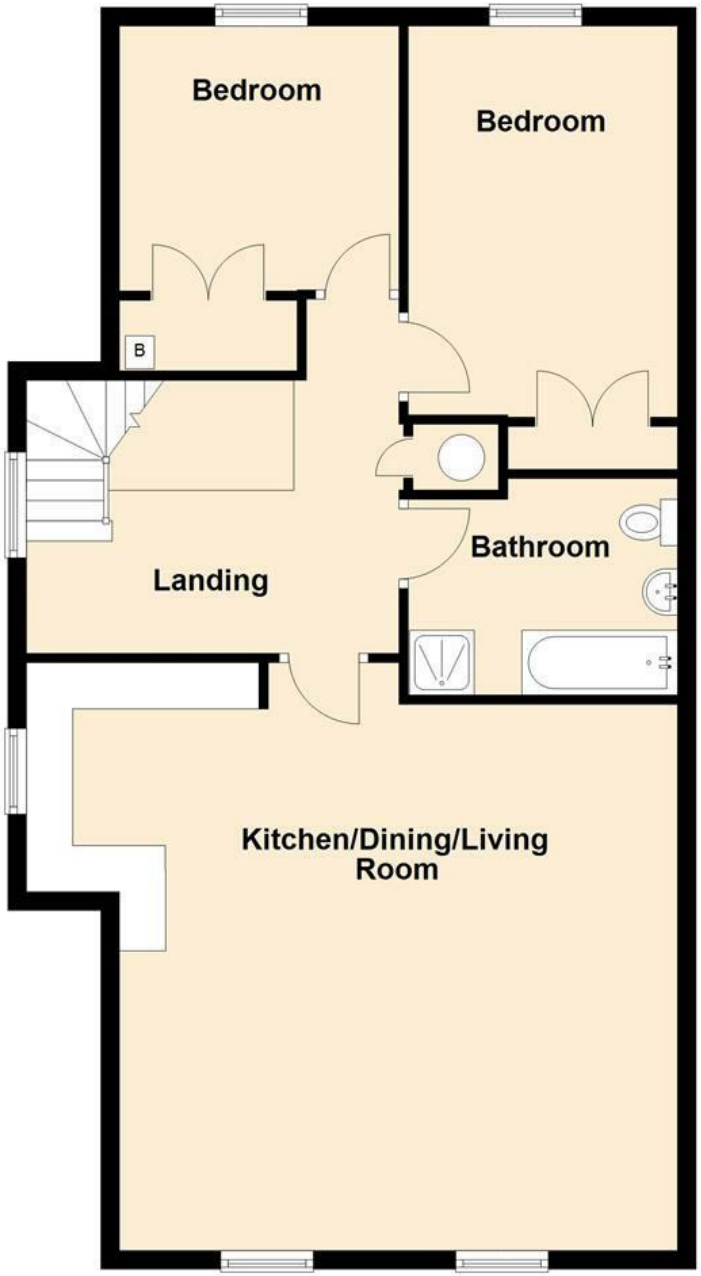
POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band C.

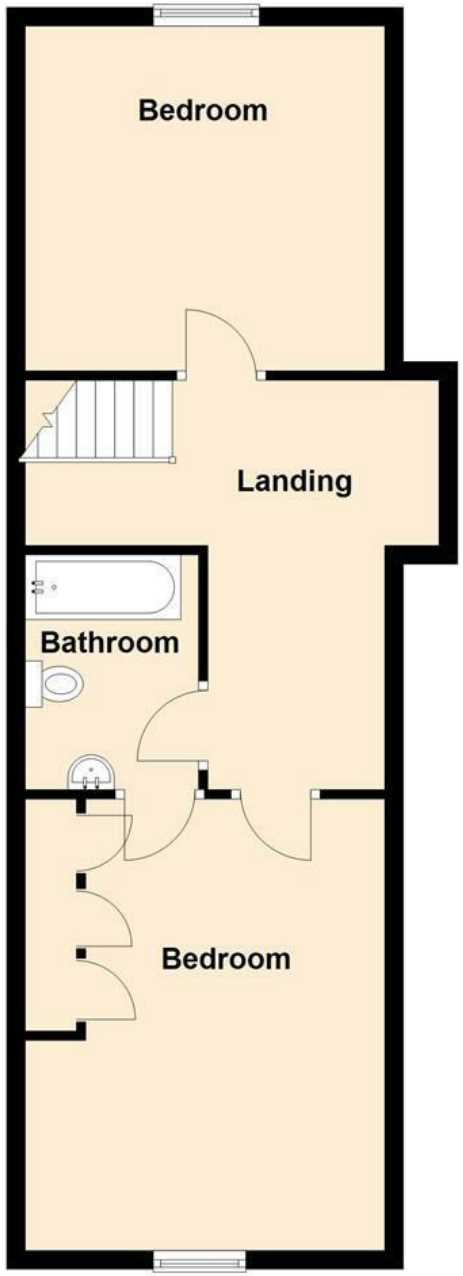
Floor Plan

Approx. 85.3 sq. metres (917.7 sq. feet)



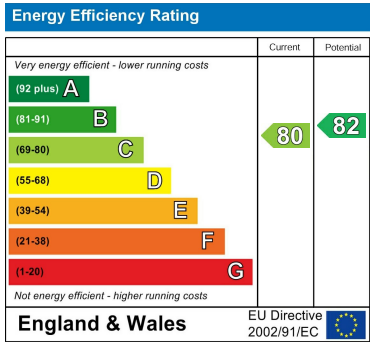
Floor Plan

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 137.7 sq. metres (1481.9 sq. feet)







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