



EDLIN & JARVIS
ESTATE AGENTS



7 Trent House, Barnby Gate
Newark, NG24 1PZ

Offers Over £70,000



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TOWN CENTRE LOCATION This one bedroom first floor apartment would make an ideal buy to let and is being sold with no upward chain. The accommodation comprises an entrance hall, a modern kitchen, lounge, bedroom and a spacious shower room. This property is located within the town centre giving easy access to local amenities and transport links. Please note that this property is located above commercial premises. The property has approximately 347 years remaining on the lease and the current vendor has informed us that the current ground rent and maintenance charges are £423.18 every 6 months.

PLEASE NOTE: This property is only available to investors as the current tenant will remain in situ.

Council Tax Band A

Lounge

14'5" x 9'9" (4.39 x 2.97)

Kitchen

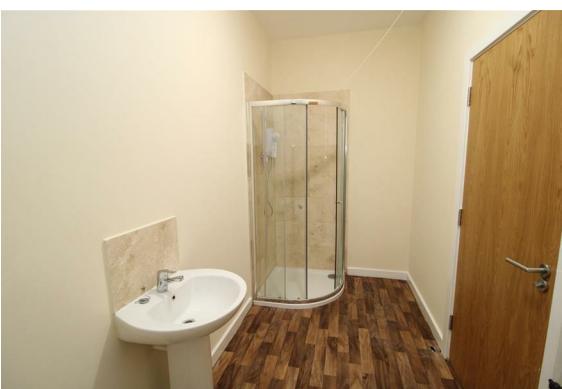
12'2" x 7'7" (3.71 x 2.31)

Bedroom

11'3" x 11'2" (3.43 x 3.40)

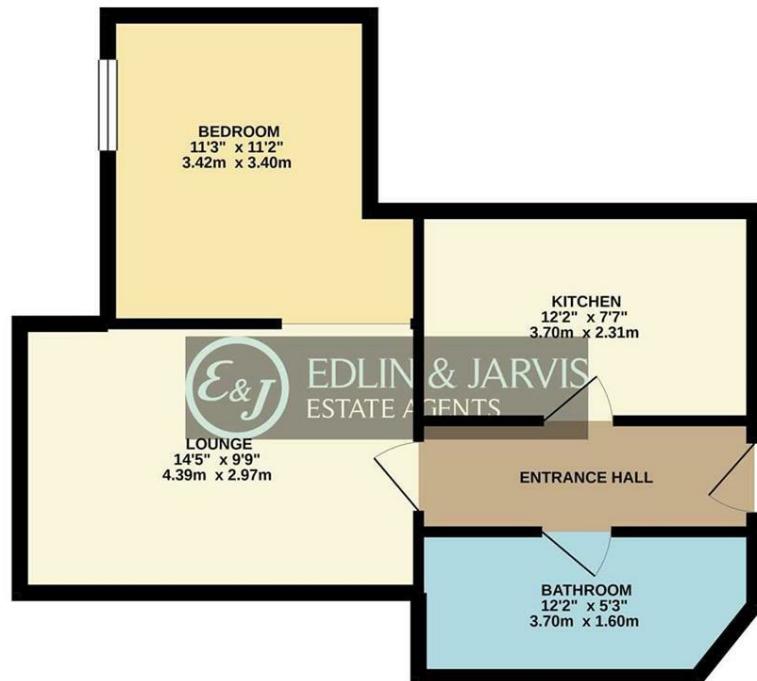
Shower Room

12'2" x 5'3" (3.71 x 1.60)



Floor Plan

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

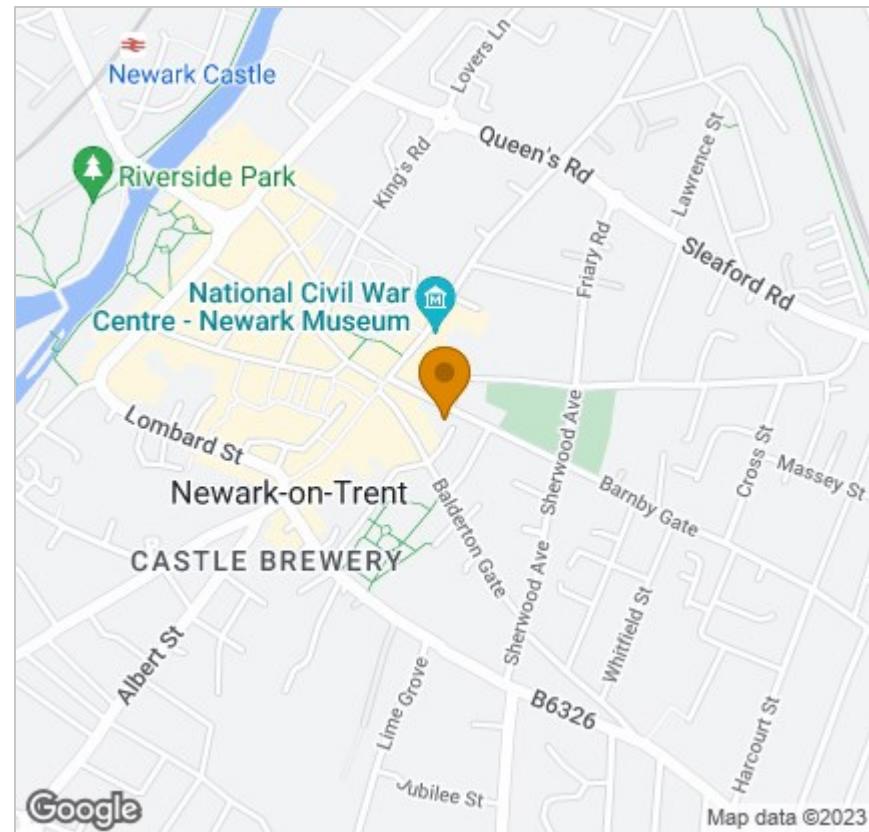


TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.
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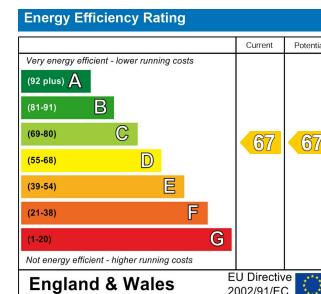
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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