



EDLIN & JARVIS  
ESTATE AGENTS



1 Tannery Wharf, Newark, NG24 4US

£875 Per Calendar Month







# 1 Tannery Wharf

Newark, NG24 4US

- Two Double Bedroom End Townhouse
- Kitchen Diner
- Spacious Lounge
- Riverside Views
- Parking & Garage
- Walking Distance To Town

\*\*\*RIVERSIDE VIEWS\*\*\* This spacious two double bedroom three storey townhouse is located within a conservation area with views over the River Trent.

The ground floor accommodates an entrance hall with storage under the stairs and a modern kitchen diner.

The first floor landing leads to an 'L' shaped lounge diner measuring over 24ft with French doors leading out onto a balcony where you can enjoy the summer evenings whilst enjoying the riverside views. There are two double bedrooms and a modern family bathroom to the second floor. The property benefits from gas central heating and UPVC double glazing.

This property is within walking distance to town, Newark Castle train station and has an array of beautiful walks nearby.

Newark is dotted with attractive Georgian architecture, independent stores, and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where you can enjoy a stroll through the Victorian gardens. Located just off the A46 this property is ideal for commuters to Nottingham, Leicester, Lincoln & Newark Northgate train station gives you access to Londons Kings Cross in approximately 1 hour and 15 minutes.

Holding Deposit - £202  
EPC - C  
Council Tax - D

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Entrance Hall	
Kitchen Diner	13'10 x 10'2 (4.22m x 3.10m)
First Floor	
Lounge Diner	24'5 x 13'10 (7.44m x 4.22m)
Second Floor	
Bedroom One	13'10 x 10'4 (4.22m x 3.15m)
Bedroom Two	13'10 x 8'7 (4.22m x 2.62m)
Garage	8'5 x 16'5 (2.57m x 5.00m)





## Directions







Floor Plans



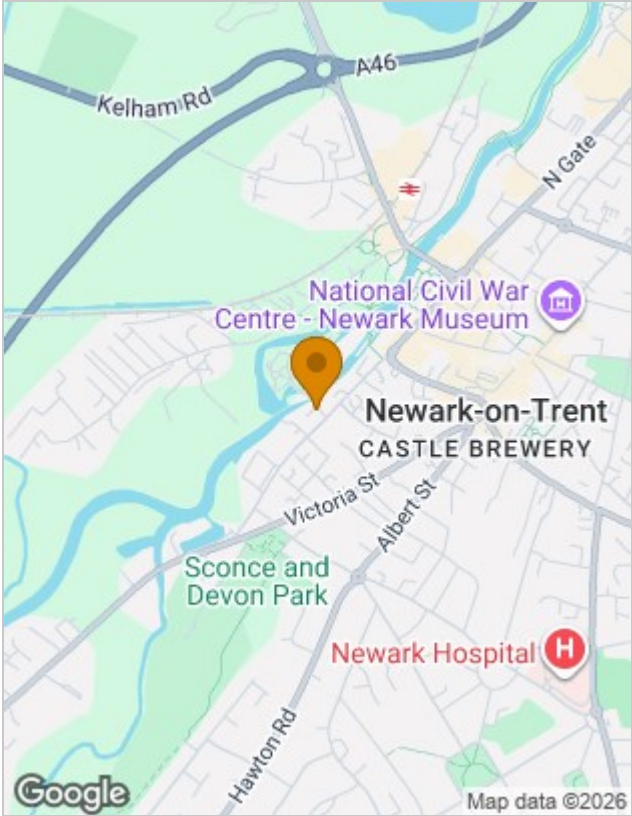
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

