



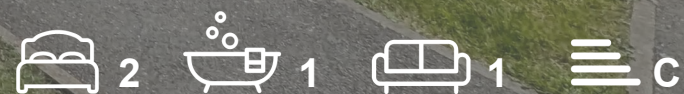
EDLIN & JARVIS  
ESTATE AGENTS



24 The Crossings

, Newark, NG24 1TY

**Offers Over £110,000**





## 24 The Crossings

, Newark, NG24 1TY

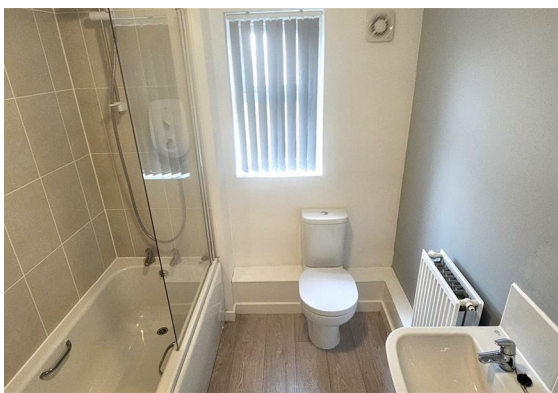
**\*\*\*IDEAL FIRST TIME/INVESTMENT BUY\*\*\*** This delightful first floor apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for guests, or even a home office. The apartment features a well-appointed bathroom, ensuring convenience and comfort for its residents.

Situated in a sought-after area, this flat offers the ideal blend of convenience living. The Crossings is known for its access to local amenities, making it a desirable location for those seeking a balanced lifestyle.

Whether you are looking to step onto the property ladder or seeking a lucrative investment opportunity, this flat presents a versatile option.

This property has easy access to good transport links to include the A1, A52, A46 and the A17 making it ideal for commuters. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

Please note there is approximately 116 years remaining on the lease and the vendor has informed us the annual ground rent is approximately £250py and the service and maintenance charge is approximately £1500py







**Entrance Hall**

**Lounge**

13'6 x 9'5 (4.11m x 2.87m)

**Kitchen**

10'1 x 7'8 (3.07m x 2.34m)

**Bedroom One**

10'7 x 10'1 (3.23m x 3.07m)

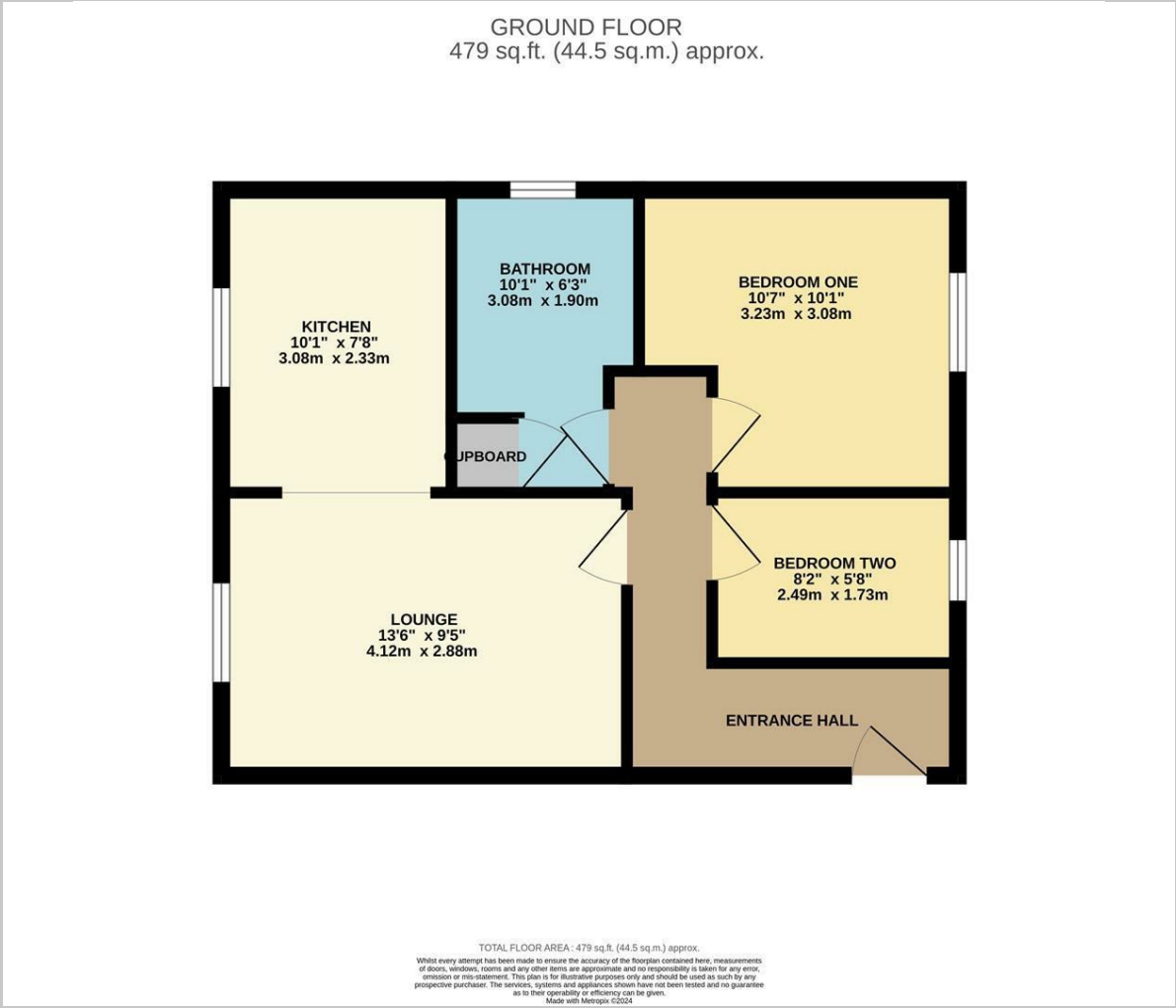
**Bedroom Two**

8'2 x 5'8 (2.49m x 1.73m)

**Bathroom**

10'1 x 6'3 (3.07m x 1.91m)

Floor Plan



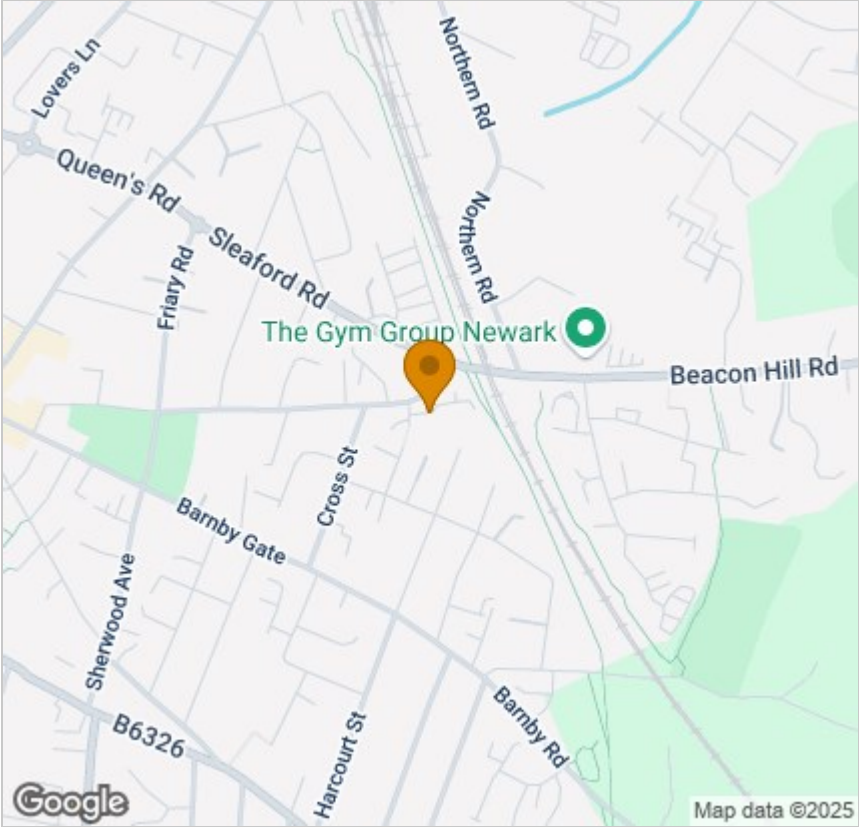
Viewing

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

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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Area Map



Energy Efficiency Graph

