



Bishops Place, 20 Balderton Gate, Newark

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 OLIVER REILLY



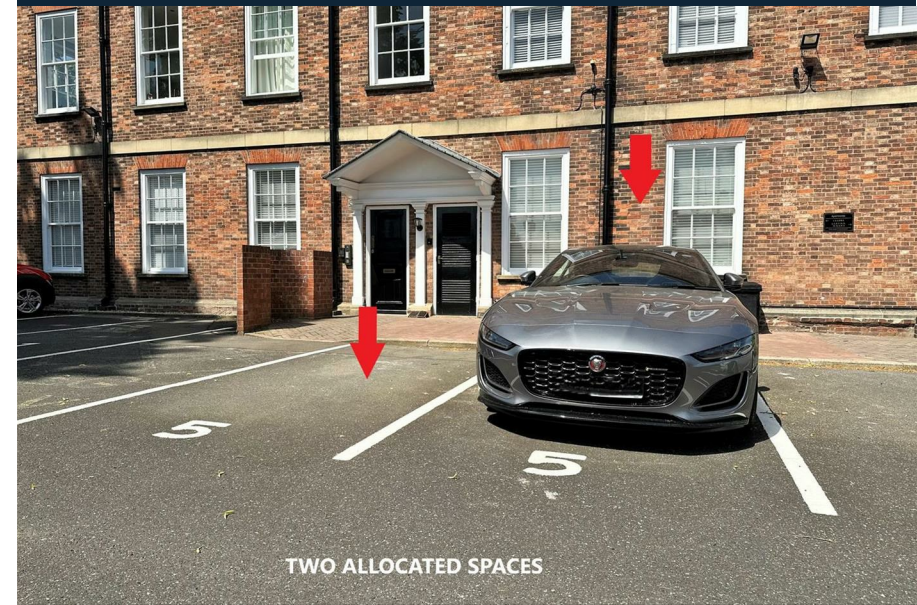
Bishops Place, 20 Balderton Gate, Newark

- SUBLIME GROUND FLOOR APARTMENT
- EXCELLENT TOWN CENTRE POSITION
- LOUNGE, DINING ROOM, STUDY
- TWO ALLOCATED PARKING SPACES
- CLOSE TO BOTH TRAIN STATIONS
- TWO DOUBLE BEDROOMS
- ELEGANT LIVING ACCOMODATION
- STUNNING BREAKFAST KITCHEN
- PRISTINE PRESENTATION
- Tenure: Leasehold EPC 'C'

WOW.WOW.WOW !!! IT DOESN'T GET MUCH BETTER THAN THIS.....!!

Take a moment to appreciate this SUBLIME GROUND FLOOR APARTMENT. Conveniently positioned in the heart of Newark Town Centre, steeped with a wealth of heritage, providing excellent on-hand amenities and ease of access to both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION, in approximately 75 minutes, via Newark North Gate station. Apartment 5 is held in high regard, known as the Bishops former living quarters. The complex provides approximately 15 high-specification apartments within the Iconic Grade II listed 18th Century building. The property is spoilt with stunning internal features, further enhanced by the creative flare of the current owners. The apartment spans in excess of 1,000 square ft of living accommodation. Boasting a spacious free-flowing internal layout, comprising: Entrance hall, wonderful dining room, FABULOUS living room, with retained wall-paneling, high ceilings and a captivating feature fireplace, with inset fire, exposed tiles and golden surround. There are a range of integrated storage cupboards and open access into a useful study, with Velux roof light. Furthermore, the apartment enjoys a STUNNING BREAKFAST KITCHEN, complete with all integrated modern appliances and marble work surfaces. There are TWO DOUBLE BEDROOMS, both with complimentary fitted shutters and a luxurious central shower room. The apartment is set behind a secure electric gated entrance, with TWO ALLOCATED PARKING SPACES. Further benefits include a high energy efficiency rating (EPC B). GAS CENTRAL HEATING and a secure telecom entry system. STEP INSIDE and gain a full sense of gratitude for this SIMPLY STUNNING individual home. We promise you won't leave disappointed !!

Guide Price £240,000



Communal Entrance:

Providing a secure telecom entry system. A welcoming reception hallway, with carpeted flooring and access to the front door of Apartment 5.

Entrance Hall:

Providing LVT wood effect flooring, ceiling light fitting and smoke alarm. Electrical RCD consumer unit and access into the dining room;

6'3 x 4'8 (1.91m x 1.42m)

Dining Room:

A delightfully spacious reception room. Providing wood effect LVT flooring. Sufficient dining space. Fitted storage cupboard provides access to a combination boiler. Two ceiling light fittings, smoke detector. Complimentary cast iron radiator. Retained original sash window with fitted shutters. Access into both bedrooms, shower room, breakfast kitchen and living room. Max measurements provided.

15'2 x 12'2 (4.62m x 3.71m)

Living Room:

A MARVELOUS reception room. Providing ample living space, with complimentary wood effect LVT flooring. Two useful fitted storage cupboards, with shelving. Elegant high ceilings with ceiling rose and central light fitting. Two cast iron radiators. Retained wall paneling with detailed coved ceilings and a superb central fireplace, housing an inset flame effect electric fire with a black and white tiled hearth and golden painted surround. Chrome power sockets. Open access into the separate study space.

19'6 x 18'0 (5.94m x 5.49m)

Study:

With LVT wood effect flooring and a Velux roof light.

7'1 x 4'1 (2.16m x 1.24m)

Breakfast Kitchen:

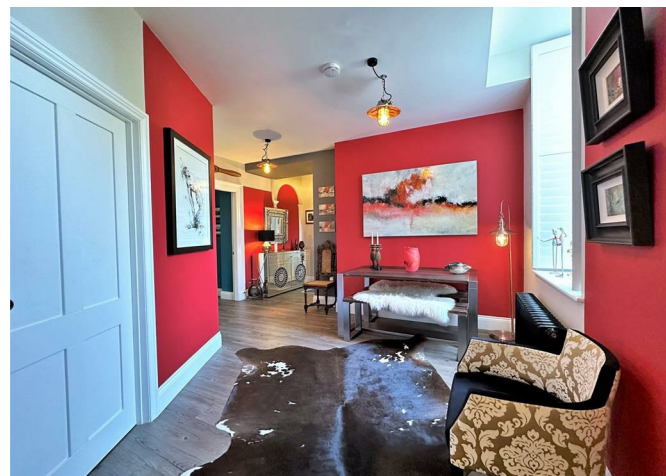
With complimentary wood effect LVT flooring. A STUNNING high specification marble finished kitchen, provides a vast array of complimentary wall and base units with under counter wall unit lighting. Inset double sink with granite routed drainer and flexi-spray mixer tap. Integrated electric oven with four ring induction hob over and stainless steel extractor fan above. Integrated fridge freezer and under counter dishwasher and washer/dryer. Fitted breakfast bar with marble work surfaces. Recessed ceiling spot lights and smoke alarm. Original retained sash window with fitted shutters.

13'0 x 7'10 (3.96m x 2.39m)

Master Bedroom:

A SUPERB DOUBLE BEDROOM with carpeted flooring. Two original sash windows to the front elevation, both with fitted shutters. Central ceiling light fitting, chrome power sockets and double panel radiator.

17'1 x 10'0 (5.21m x 3.05m)





Bedroom Two:

14'8 x 8'6 (4.47m x 2.59m)

A further DUAL-ASPECT DOUBLE BEDROOM with carpeted flooring. Three original restored sash windows, all with fitted shutters. Central ceiling light fitting, chrome power sockets and double panel radiator.

Shower Room:

8'4 x 7'8 (2.54m x 2.34m)

Of exceptional high quality. Providing complimentary LVT wood effect flooring. A large double walk-in shower cubicle, with mains shower facility and lime green floor to ceiling tiled splash backs. Low level W.C, ceramic wash hand basin with chrome mixer tap and vanity storage unit below. Illuminated mirror above. Recessed ceiling spotlights, heated towel rail and extractor fan.

Allocated Parking Spaces:

The apartment complex is accessed via a secure electric gated entrance, with secure keypad entry system. There are TWO ALLOCATED PARKING SPACES associated with this property. Both numbered (5) and located next to each other. Visitor parking is available on a first come first serve basis.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and original restored sash windows throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Leasehold. Sold with vacant possession.

Lease Information:

Management Company: Franklin Management

Lease Length: 150 Years from January 1st 2019.

Peppercorn Ground Rent required.

Current Service Charge: £125 pcm. This includes buildings insurance, with a sinking fund in place.

Approximate Size: 1,050 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B'

Local Information & Amenities:

This property is conveniently located in the Centre of the Town. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

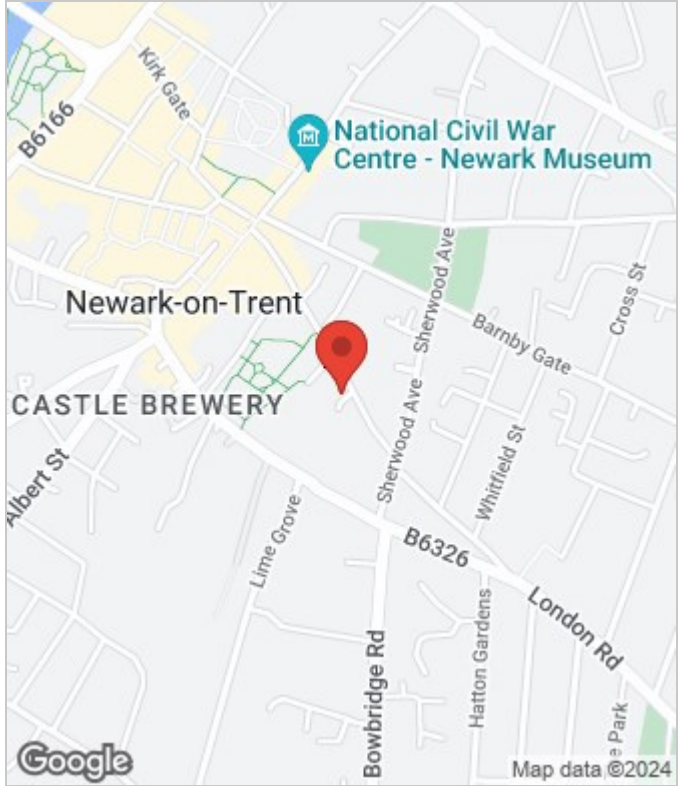
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

