



Apartment 6, Bishops Place, Balderton Gate, Newark

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 OLIVER REILLY



# Apartment 6, Bishops Place, Balderton Gate, Newark

Guide Price £180,000 - £200,000

- STUNNING GROUND FLOOR APARTMENT
- PRIME CENTRAL LOCATION! IN THE HEART OF THE TOWN!
- HIGH-QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BEAUTIFULLY MAINTAINED GARDEN WITH UNSPOILED OUTLOOK
- GAS CENTRAL HEATING & RETAINED PERIOD FEATURES
- ONE LARGE DOUBLE BEDROOM
- MAGNIFICENT OPEN-PLAN LIVING SPACE
- SUPERB MODERN SHOWER ROOM & USEFUL CELLAR STORE ROOM
- ELECTRIC GATED ENTRANCE WITH ALLOCATED PARKING SPACE
- RETAINED FEATURES & BESPOKE FITTED SHUTTERS. Tenure: Leasehold. EPC: 'C' (72)

Guide Price: £180,000 - £200,000. GRACE, GRANDEUR & GROUND FLOOR LIVING!!!

Grab this opportunity with both hands, as we present you with an amazing chance to enjoy LIFESTYLE LIVING AT ITS FINEST!

This fabulous GROUND FLOOR APARTMENT is situated inside a captivating, charismatic and character-filled Grade II listed complex, all in the heart of the Town Centre. Ensuring walking distance to all your on hand amenities, including both train station. Once of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION, via North Gate Station.

Not only is this impressive home filled to the brim with CHARM & PERSONALITY it retains many of its original features, along with being enhanced by a SYMPATHETIC CONTEMPORARY DESIGN. Accessed via the West side of the building, with an enticing communal entrance, privately shared with only one other apartment.

The DECEPTIVELY SPACIOUS LAYOUT boasts more than meets the eye and promotes a thoughtful internal design, comprising: Entrance porch, a n inviting inner reception hall with ORIGINAL MINTON TILED FLOOR.

The heart of this impressive home lies in the MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN. Hosting a breakfast bar, a range of integrated appliances and an eye-catching bay-window, which creates a lovely dining area. There is a LARGE DOUBLE BEDROOM, a superb shower room and a useful cellar store room. Accessed via the shared communal hallway.

Externally, the complex is greeted with a SECURE ELECTRIC GATED ENTRANCE. Ensuring an allocated parking space and visitor parking also available. The apartment hugely benefits from the rare advantage of a PRIVATE, SECLUDED & SOUTH-FACING GARDEN SPACE. Surrounded by untouched greenery and enhanced by an unspoiled rear outlook. Enjoying a perfect space to relax, unwind and even entertain.

THE HEIGHT OF LUXURY AWAITS!... Internal viewings are ESSENTIAL in order to appreciate the magnitude of character, space and seamless style, from the moment you step inside.



## Welcome To Bishops Place:

This eye-catching Grade II listed building has been sympathetically resorted back to its former glory, by the highly renowned LJ Builders of Newark. Bishop's Place is steeped with a vast level of character, which dates back to the late 18th Century and was originally built for Dr. Bernard Wilson, vicar of Newark. The complex is situated in the heart of Newark Town Centre. There are a total of 15 high specification apartments, varying from 1-2 bedrooms. There are four separate entrances into the building. Apartment 6 is located on the West side elevation of the building, with a unique and private communal entrance, only shared with one other apartment.

**ENTRANCE HALL:** 4'4 x 3'10 (1.32m x 1.17m)

**BAY-FRONTED OPEN-PLAN LIVING SPACE:** 21'10 x 17'1 (6.65m x 5.21m)  
Max measurements provided into bay-window.

**GENEROUS DOUBLE BEDROOM:** 13'7 x 12'4 (4.14m x 3.76m)

**CONTEMPORARY SHOWER ROOM:** 7'8 x 7'8 (2.34m x 2.34m)  
Max measurements provided.

**CELLAR STORE ROOM:**  
Accessed via the communal hallway. Providing a useful shared storage space.

**ALLOCATED PARKING SPACE:**  
Accessed via a secure electric gated entrance, with an allocated parking space in front of the building.

**EXTERNALLY:**  
The complex stands proud in a prime central position. Connected to the Town Centre, main roads and all on-hand amenities. This particular apartment benefits from a lovely SOUTH-FACING private garden space. Situated at the back of the complex. Predominantly laid to lawn. Hosting a secluded seating area, which can be enjoyed and admired all year round. There are high-level hedged rear boundaries and an unspoiled outlook across to the local Library with pleasantly landscaped gardens in front and a variety of enjoyable seating areas.





**Approximate Size: 640 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and original sliding 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 on completion.

**Lease Information:**

Management Company: Base Lockwood  
Lease Length: 150 Years. There are 146 years remaining.  
Peppercorn Ground Rent required.  
Current Service Charge: Approximately £1,920 a year. This includes buildings insurance with a sinking fund in place.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'C' (72)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**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 an 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.

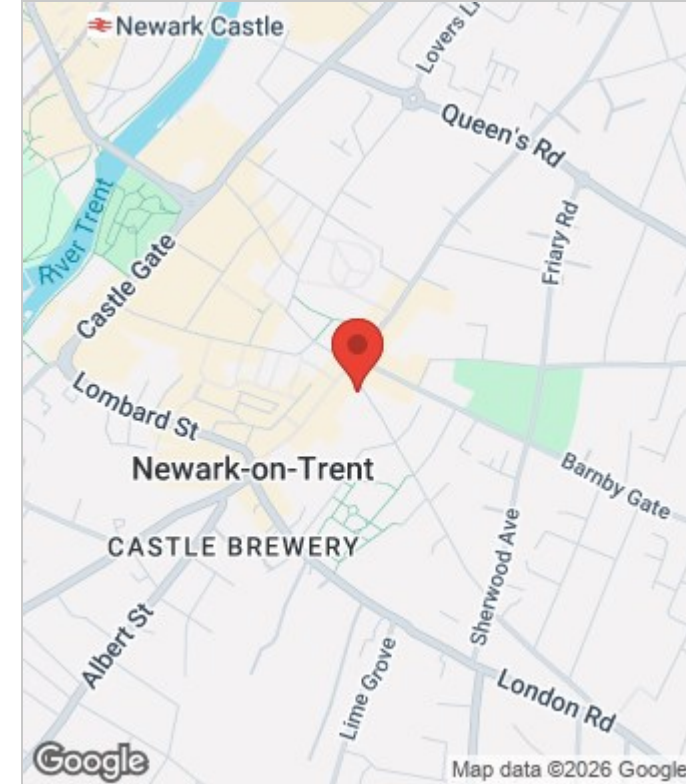
**Draft Details-Awaiting Approval:**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	