



**Flat 3 Bishops Place, 20 Balderton Gate,  
Newark, NG24 1UW**

**Asking Price £160,000**

Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

This charming one bedroom ground floor apartment, set within an iconic Grade II listed building boasts a stylish design with amazing local amenities within walking distance of Newark town centre.

The apartment comprises a double bedroom with fitted double wardrobes and cupboards and large windows with built in shutters creating a bright and inviting space. The large living room features high quality LVT flooring with high ceilings and space for a dining table. The modern kitchen, with fitted units, benefits from integrated appliances such as washer drier, fridge freezer and electric hob. The shower room includes a low level W.C with built in storage cupboards with heated towel rack.

Access to the property is via secure electric gates with an allocated car parking space. Whether you're a first-time buyer, a young professional, or looking to downsize, this property offers a wonderful opportunity to enjoy contemporary living within a historic setting. Viewing is highly recommended.

Bishops Place at Balderton Gate is conveniently situated within a few minutes' walk of Newark town centre and a range of excellent amenities. Nearby supermarkets include Morrisons, Asda, Waitrose, and Aldi, along with a M&S Foodhall. Newark's attractive town centre is centred around its mostly Georgian Market Square, which hosts regular markets and offers a charming mix of independent shops, boutiques, bars, restaurants, and cafes. A newly opened Waterstones in 2025 has added a welcome new dimension to the town's retail scene. Newark is also well connected, with Northgate Station providing fast rail services to London King's Cross in around 1 hour 15 minutes, and Castle Station offering links to Nottingham, Lincoln, and Leicester. The A1 and A46 dual carriageways are both easily accessible. The town benefits from highly regarded primary and secondary schools and a General Hospital, making it an excellent location for families and commuters alike.

The accommodation within the property is outlined in detail as follows:

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Wood framed door with entrance bell entry intercom leading to entrance hall.

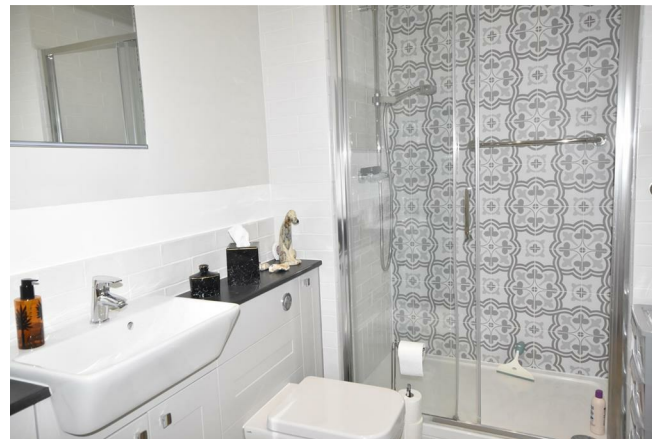
### HALLWAY

14'6 x 3'6 (4.42m x 1.07m)

UPVC front door. Radiator, modern style laminate flooring with power points.

### SHOWER ROOM

10'5 x 6'1 (3.18m x 1.85m)



Modern LVT flooring with heated towel rail. Low level W.C. with integrated flush, ceramic basin, chrome mixer

tap, and under-counter vanity storage. unit, part tiled splash back. Tiled feature wall with wall mounted rain shower, glass door.

### KITCHEN

10'9 x 6'6 (3.28m x 1.98m)



High-quality LVT wood-effect flooring. Fitted wall and base units topped with oak working surfaces over. Includes integrated washer-dryer, fridge-freezer, stainless steel sink, and Prima four-ring induction hob.

### LIVING ROOM

17'2 x 16'6 (5.23m x 5.03m )





Single glazed wood framed large window, LVT flooring, radiator, lighting with dimmer.

### **BEDROOM**

14'8 x 9'1 ( 4.47m x 2.77m)



Three single glazed wood framed raised windows with built in shutter, carpeted flooring and double radiator. Hammond fitted two double built in wardrobes with matching wall storage units, two matching bedside table and separate built in single wardrobe.

### **OUTSIDE**

Entrance is via secure electric gates. There is a communal lawned area. One allocated car parking space.

### **TENURE**

The property is leasehold with a 150 year lease granted from 2019.

The current service charge is £185.95pcm.

The Ground rent is peppercorn.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

### **VIEWING**

Strictly by appointment with the selling agents.

### **POSSESSION**

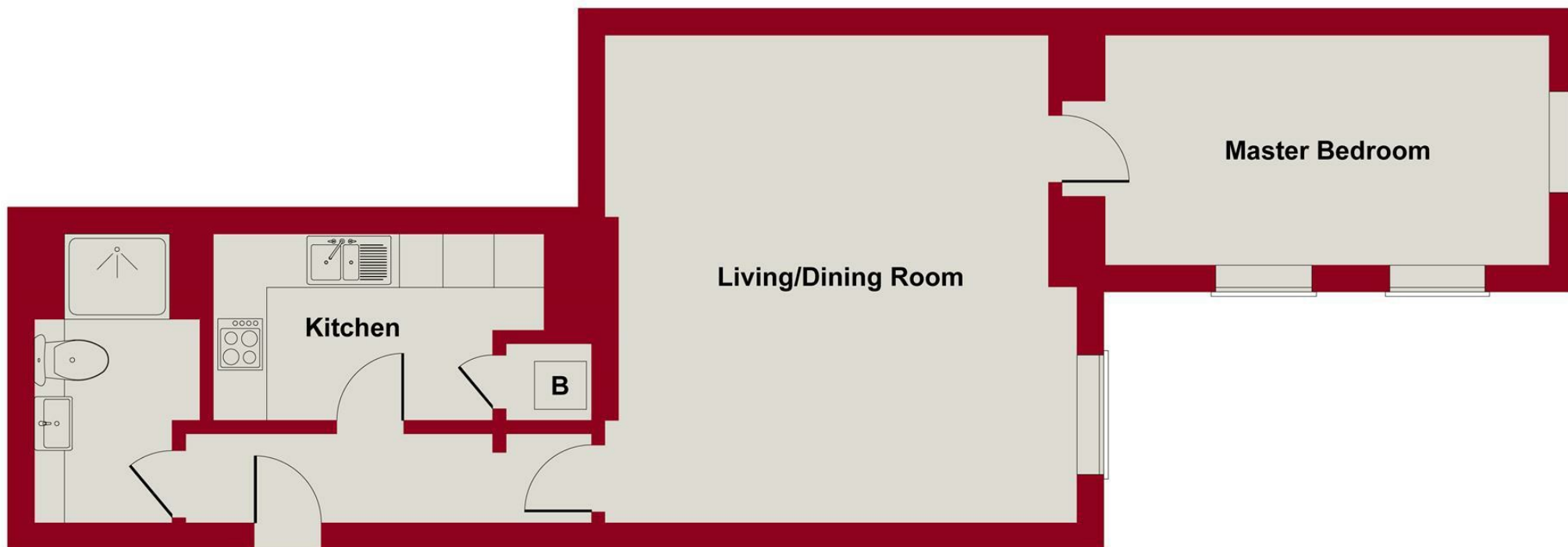
Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band B.



## GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 73                      |
| (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 |



*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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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