



8 Boundary Court Boundary Road, Newark,
NG24 4EA

£90,000
Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Situated within a pleasant cul-de-sac setting and conveniently positioned within comfortable walking distance of Newark town centre, this modern three bedroom first floor leasehold apartment presents an excellent opportunity for first time buyers, investors or those looking to downsize.

The property has been redecorated throughout and offers well-proportioned accommodation comprising an entrance hallway, spacious living room, fitted kitchen, three bedrooms and a bathroom. The apartment further benefits from gas fired central heating, UPVC double glazed windows and an allocated parking space.

Viewing is highly recommended to appreciate both the accommodation and convenient location on offer.

Boundary Court is conveniently located a short walk or Bus ride from Newark's historic town centre. Newark town centre is renowned for its handsome cobbled Market Place and vibrant market culture, with twice-weekly general markets and regular antiques and flea markets drawing visitors from across the region. Within a short walk of the property are a wide range of independent shops, cafes, restaurants and traditional pubs, along with cultural attractions including the National Civil War Centre, the Palace Theatre, Newark Castle and attractive riverside walks along the River Trent. The town also has a strong reputation for its bookshops, with the much-loved Newark Bookshop and a Waterstones store in the Market Place providing excellent browsing for readers and collectors alike.

Despite its historic character, Newark is exceptionally well connected. Newark Northgate station is within easy walking distance and provides regular East Coast Main Line services to London King's Cross with journey times of around 75 minutes, together with connections to Leeds and York. Newark Castle station offers additional services to Nottingham and Lincoln. The town also sits at the crossroads of the A1 and A46, with the nearby Old Fosse Road now a dual carriageway, making Newark particularly well placed for commuting across the East Midlands.

This Leasehold apartment has accommodation which can be described in more detail as follows.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door, staircase leading to first floor accommodation

LANDING

Built in cloaks cupboard and cupboard housing gas fired central heating boiler, loft access hatch, radiator.

LIVING ROOM

15'6 x 12'2 (4.72m x 3.71m)
(narrowing to 9'9)



UPVC double glazed window to the front, double panelled radiator, television point, two double power points, one single power point.

KITCHEN

9'9 x 8'11 (2.97m x 2.72m)



UPVC double glazed window to the front, radiator. Range of fitted kitchen units including base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl sink and drainer. Eye level wall mounted cupboards, tiling to splashbacks. Integral appliances include gas hob and electric oven.

BEDROOM ONE

10'9 x 9'5 (3.28m x 2.87m)



UPVC double glazed window to rear, radiator, two single power points.

BEDROOM TWO

10'5 x 8' (3.18m x 2.44m)



Two single power points, radiator. UPVC double glazed window to the rear.

BEDROOM THREE

11'2 x 6'4 (3.40m x 1.93m)



Radiator, uPVC double glazed window to the front, two single power points.

BATHROOM

6'11 x 5'7 (2.11m x 1.70m)



White suite comprising panelled bath with Mira Jump electric shower over, pedestal wash hand basin and low suite WC. Fully tiled walls, radiator, extractor fan.

OUTSIDE

There is one allocated car parking space and a communal grassed area for use of Boundary Court residents.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating is gas fired with a Baxi 800 combination boiler located in the landing cupboard.

TENURE

The apartment is leasehold, 179 years remain on the lease.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

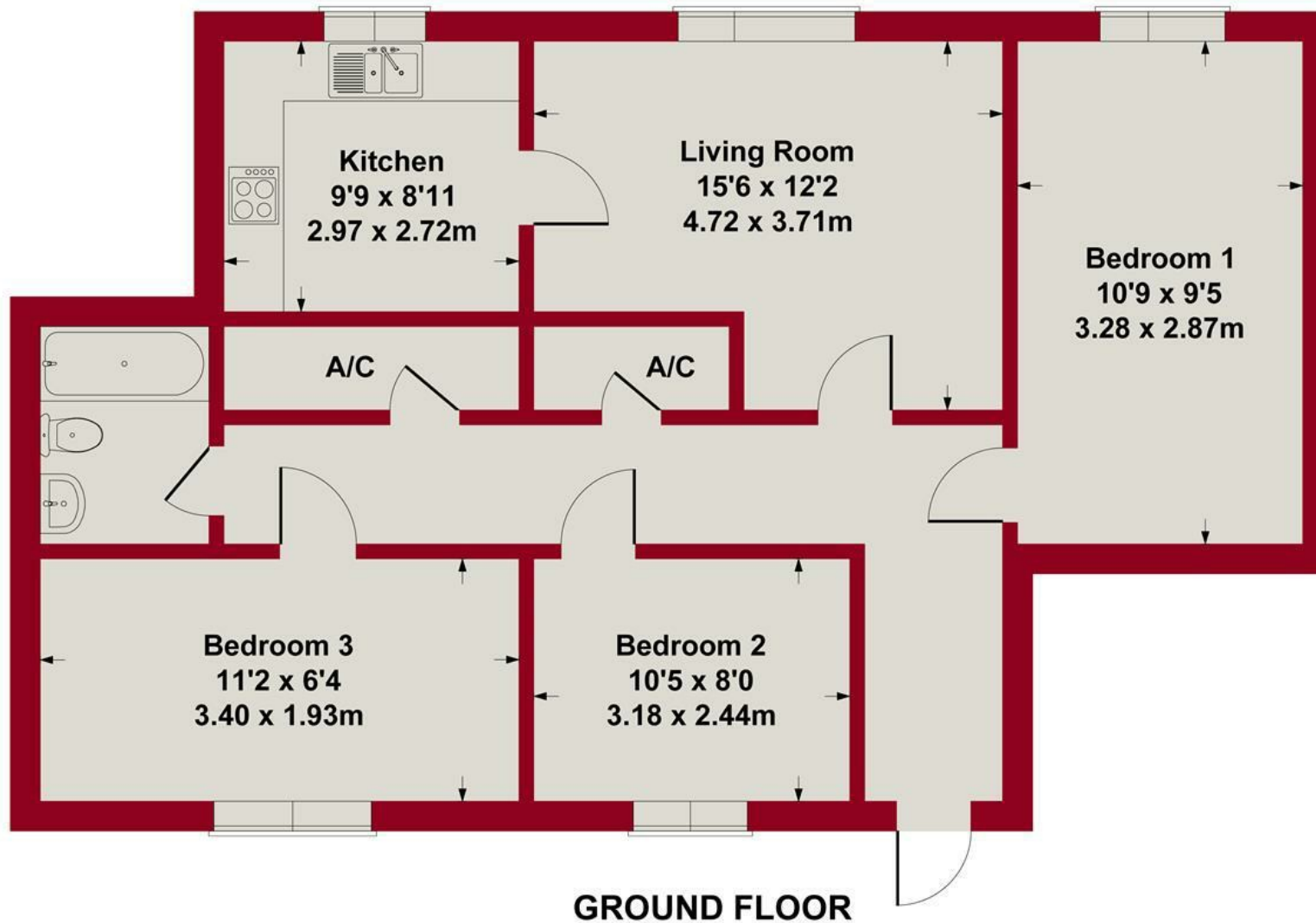
Vacant possession will be given on completion.

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 A.



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		77
(55-68) D	55	
(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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Registered in England. Ltd Registration number: 07140024

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



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