

EDLIN & JARVIS
ESTATE AGENTS

Apartment 9 20, Balderton Gate

Newark, NG24 1UW

Guide Price £120,000 to £140,000

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Apartment 9 20, Balderton Gate

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SOPHISTICATED LIVING IN THE HEART OF NEWARK Guide Price £120,000 to £130,000.

Discover the perfect blend of historic character and contemporary luxury in this stunning first-floor apartment, situated within a prestigious Grade II listed conversion. Completed in 2022, this residence offers a unique opportunity to own a piece of Newark's heritage without compromising on modern comfort.

The Property Highlights
• Historic Charm: Housed in a beautifully restored building, the apartment features soaring high ceilings and large windows that flood the space with natural light.
• Open-Plan Living: The heart of the home is the expansive living and kitchen area. Designed specifically for those who love to host, the layout flows seamlessly, making it a "perfect for entertaining" space.
• Contemporary Finishes: The kitchen boasts sleek cabinetry and integrated appliances, complemented by a stylish, modern shower room.
• Secure & Private: Set within an exclusive gated development, providing peace of mind and a quiet retreat from the bustling town centre.
• Rare Parking: Unlike many central locations, this property includes its own allocated parking space within the secure grounds.

Location: Everything on Your Doorstep
Located in the vibrant centre of Newark, you are just a short stroll away from the historic Market Place, a variety of boutique shops, and fine dining. For the commuter, Newark's excellent rail links (including North Gate and Castle stations) provide easy access to Nottingham, Lincoln, and London Kings Cross.

This property is ideal for first-time buyers, professionals, or those seeking a high-end "lock-up-and-leave" investment. The 2022 conversion ensures good energy efficiency standards rarely found in period buildings.

Please note this property has 142 years remaining on the lease and the current owner pays approximately £160 per month for ground rent and service charges.















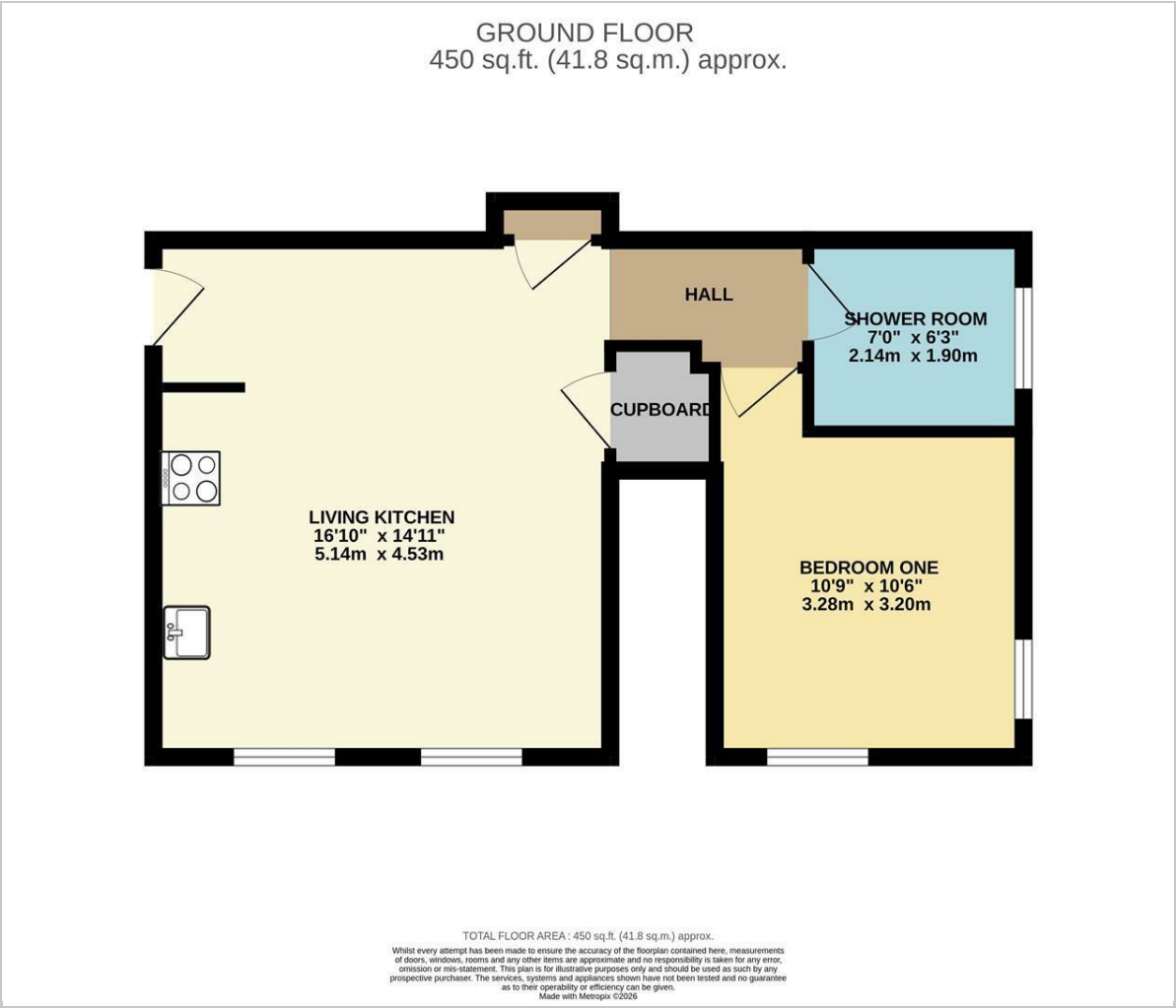


Living Kitchen
16'10 x 14'11 (5.13m x 4.55m)

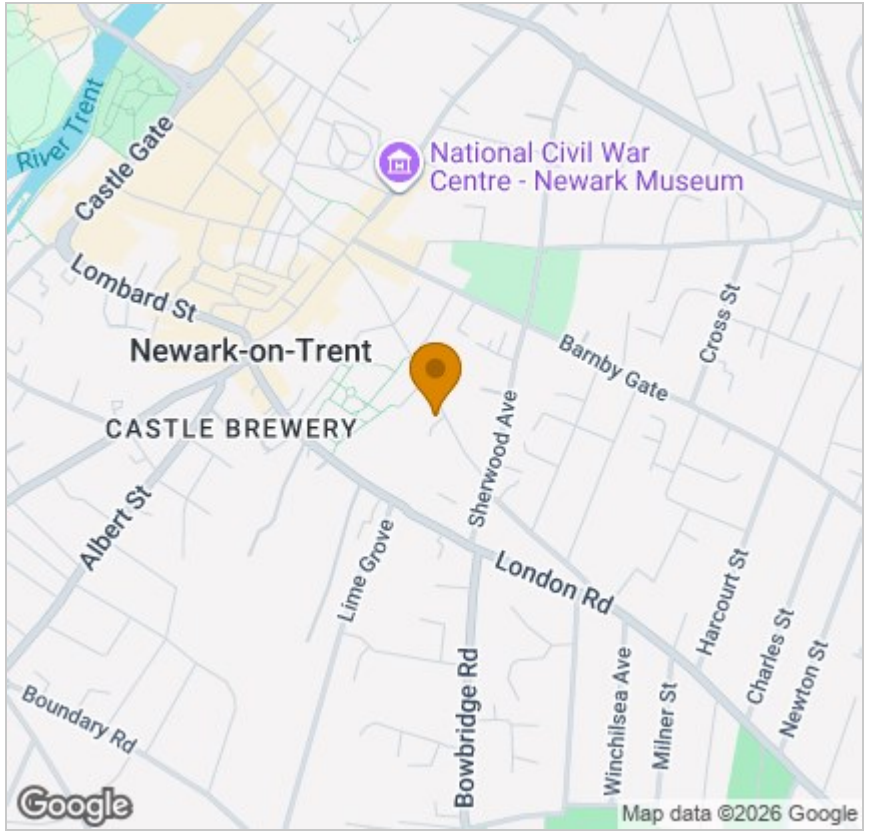
Bedroom One
10'6 x 10'9 (3.20m x 3.28m)

Shower Room
6'3 x 7'0 (1.91m x 2.13m)

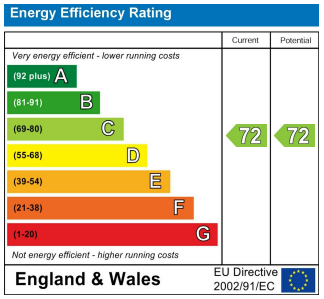
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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