

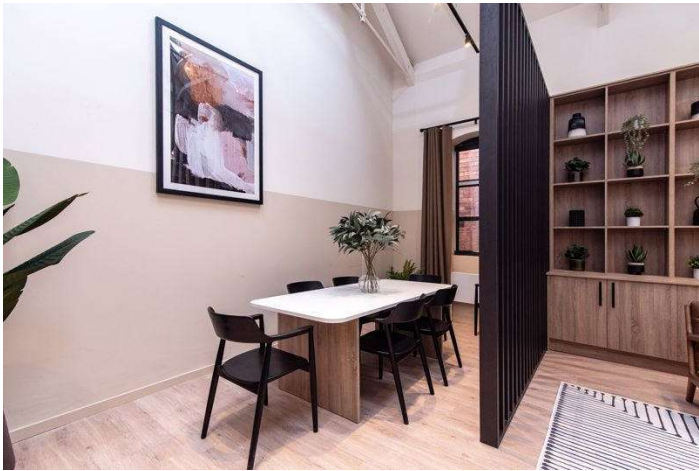
Apartment 19, The Textile Building



GUIDE PRICE £120,000 to £130,000. A first floor Studio Apartment located in The Dye Factory of this wonderful historic building a short distance from Newark town centre. The apartment represents excellent value for money and provides an open plan living and sleeping area, beautifully appointed kitchen and shower room. Early viewing is strongly recommended.

Guide Price £120,000 to £130,000





Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose, Morrisons, Aldi and Marks & Spencer food, as well as fine restaurants, public houses and cafes. The Newark International Antiques & Collectors Fair at Newark Showground is the largest annual antiques fair in Europe. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM A LITTLE OVER AN HOUR.

Apartment 19 Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway provides access to the living space and shower room, and has a recessed ceiling spotlight.

Shower Room 7' 1" x 4' 6" (2.16m x 1.37m)

The well appointed shower room is fitted with a double width walk-in shower cubicle with mains rainwater head shower, together with a hand held attachment. There is a floating wash hand basin and a WC. The shower room is enhanced with recessed ceiling spotlights together with contemporary floor and wall tiling. There is also a heated towel rail, an extractor fan and a shaver socket.

Open Plan Living and Sleeping Space 14' 6" x 11' 7" (4.42m x 3.53m)

This open plan living and sleeping space has dual aspect windows to the rear and side elevations, recessed ceiling spotlights and a wall mounted heater. The area is open plan through to the kitchen/diner.

Kitchen/Diner 15' 4" x 10' 0" (4.67m x 3.05m)

The kitchen/diner is of sufficient size to accommodate a dining table together with occasional furniture. The contemporary kitchen is fitted with a range of base and wall units with square edge work surfaces and tiled splash backs. There is a sink, and integrated appliances include an oven, induction hob with extractor hood above, fridge, freezer, dishwasher and washer/dryer. Once again this area is complemented with recessed ceiling spotlights and has an electric panel heater. The airing cupboard is located here.

More About The Textile Building

The Textile Building is a collection of 39 properties comprising studios, one and two bedroom apartments, through to two bedroom penthouses, expertly crafted from a landmark Victorian building. The building is a beautiful example of Victorian functionality mixed with Art Deco finishes, together with a private courtyard garden, co-working space and communal library, the Textile Building offers clients a fantastic opportunity to own a luxury apartment in this highly desirable location. Divided into four buildings, each retains period character and charm, with exceptionally high ceilings of up to 3.6 metres, and arched picture windows. The individually styled buildings across the site include The Print Works Building, The Dye Factory, The Drapery, The Mill and The Penthouses.

The Dye Factory

The Dye Factory is located at the heart of the development and houses the main entrance, post room, library and co-working studio. On the ground floor are apartments 1, 2, 3 and 4. To the first floor are apartments 17, 18, 19, 20 and 21.

Amenities

Personal space and privacy are expertly balanced with social interactions and connectivity at The Textile Building. The generous reception area is the gateway to this statement building while the mail room provides a secure facility. Some of the apartments have private parking spaces and there are also numerous cycle spaces, and electric charging points available for both.

Co-working Space

The stunning co-working space will offer residents the chance to work alone or collaboratively. The vaulted ceiling and abundance of natural light creates a bright and airy environment complemented by a homely interior design scheme. Within this area is a shared desk area, the provision of fast fibre broadband and a breakout lounge.

Tenure

The tenure of the property is leasehold on a 999 year lease from approximately 2024. There is no ground rent payable.

Service Charge

The current service charge per square metre per month is £2.08.

Council Tax

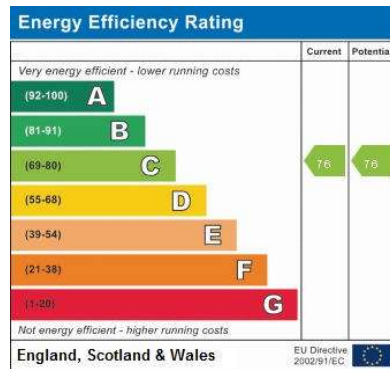
The property is in Band A.

Building Guarantee

Each apartment has a 10 year building guarantee.

Heating and Cooling

There is a high efficiency hot water system and heating, together with electric panel heating system to all areas.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Leasehold.

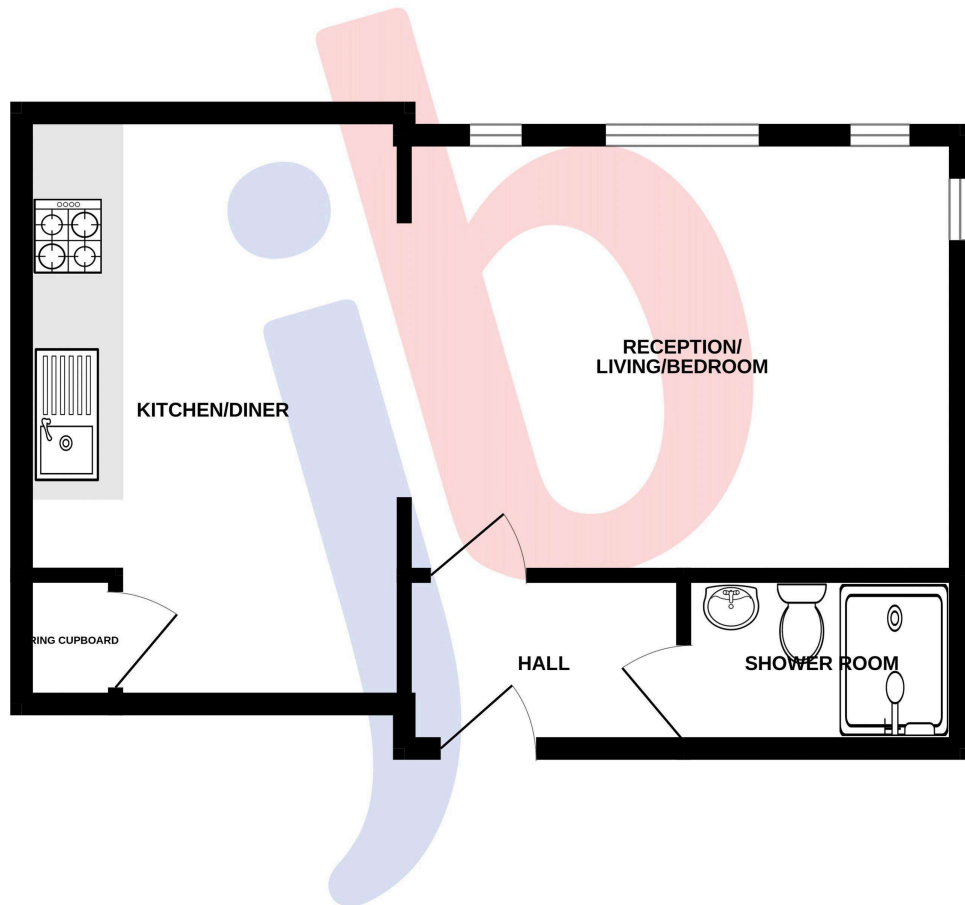
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006688 12 March 2025



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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