

Apartment 10, 10 Victoria Street



Apartment 10, The Drapery is a fabulous two bedroom apartment situated within this landmark Victorian building a short distance from the town centre. In addition to the two double bedrooms, the property has a spacious hallway, a fabulous open plan living/dining and kitchen area, bathroom and en-suite to the master. The property is finished to a very high specification and includes an allocated parking space. Available for purchase with NO CHAIN. Early viewing is essential.

£230,000



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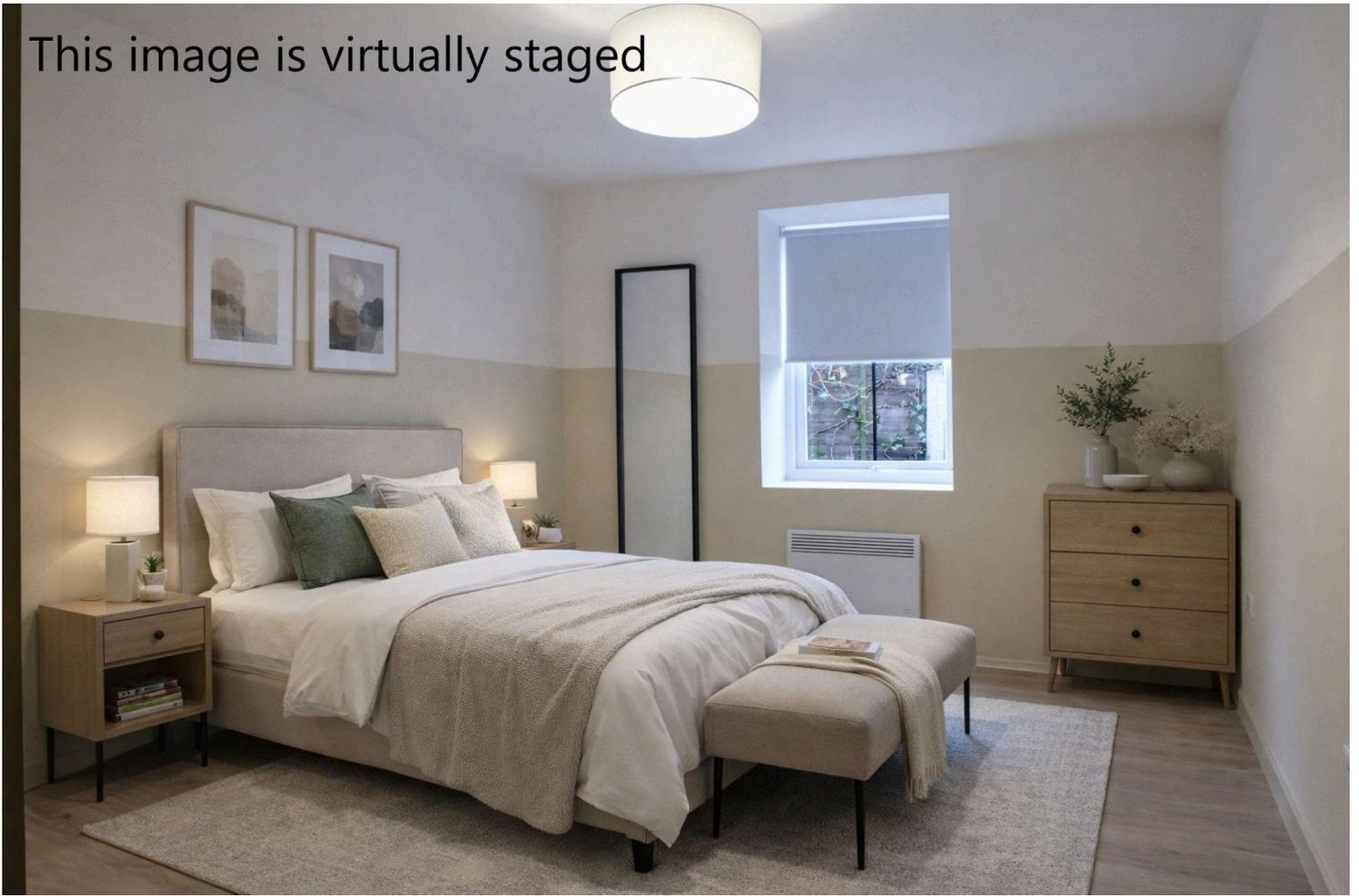
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Situation and Amenities

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.

Accommodation

Upon entering the front door of The Drapery, this leads into the spacious communal hallway shared with the first floor apartment. Here on the ground floor a door leads into apartment 10 which in turn leads into:

Reception Hallway

This excellent sized hallway for Apartment 10 has an abundance of space for the storage of coats and shoes etc., or indeed an individual study area. The hallway provides access to all rooms and has two ceiling light points and a panel heater.

Open Plan Living/Dining/Kitchen Area 25' 3" x 13' 6" (7.69m x 4.11m)

This superb open plan space has two windows to the side elevation and is of sufficient size to comfortably accommodate both lounge and dining room furniture. The kitchen area is fitted with an excellent range of high quality units. The room is complemented with a combination of recessed ceiling spotlights and a pendant light over the dining area, and also has two wall mounted heaters. A door leads to the airing cupboard which provides a useful storage facility.

Bedroom One 13' 10" x 10' 0" (4.21m x 3.05m) (plus large door recess and wardrobe recess)

This double bedroom has two windows to the front elevation, two panel radiators and a ceiling light point. A door leads into the en-suite shower room.

En-suite Shower Room 7' 3" x 3' 11" (2.21m x 1.19m)

The well appointed en-suite is fitted with a walk-in shower cubicle with mains rainwater head shower and hand held attachment. In addition there is a floating wash hand basin and a WC. The en-suite is complemented with contemporary ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 14' 0" x 9' 7" (4.26m x 2.92m)

A double bedroom with a window to the side elevation. The bedroom has a ceiling light and wall mounted panel heater.

Bathroom 7' 2" x 6' 4" (2.18m x 1.93m)

The well appointed bathroom is fitted with a white suite comprising bath with mains shower above, floating wash hand basin and WC. The bathroom is also complemented with contemporary ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Tenure

The tenure of the property is leasehold on a 999 year lease from 3 May 2024. There is no ground rent payable.

Service Charge

We have been informed that the Service Charge is currently £185 per month.

Council Tax

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.

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.

The Drapery

The Drapery comprises ground floor apartment number 10 and first floor apartment 25 and is accessed via secure door entry system.

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.

The Mill

The Mill houses 13 apartments over 2 floors. The apartments located here on the ground floor are 11, 12, 13, 14, 15 and 16. On the first floor of The Mill are apartments 26, 27, 28, 29, 30, 31 and 32.

The Printworks

The Printworks offers a peaceful setting looking out onto the internal courtyard garden, with the top floor enjoying far reaching views across Newark. Apartments 5, 6, 7, 8 and 9 are located on the ground floor of this area. On the first floor are apartments 22,23 and 24. The second floor of The Printworks has apartments 37, 38 and 39.

The Penthouses

The Penthouse Collection are all located on the second floor and enjoy an upgraded specification in the kitchen and bathrooms. The Penthouse apartments are numbers 33, 34, 35 and 36. The Penthouses have luxury oak vinyl, herringbone installation, upgraded brassware in bathrooms and kitchens, together with upgraded kitchen cabinets.

Interiors

The interior of the apartments has been designed by the award winning interior design studio, Bureau de Change. The apartments are complemented with high quality internal doors, contemporary lever handles, and square edge skirting boards and architraves finished in white satinwood. There is impact resistant light oak effect flooring with acoustic underlay to the living/dining room, kitchen and bedrooms.

The Kitchens

The individually designed kitchen layouts include soft close features, stainless steel sink with brushed finish mixer tap, large format matte white artisan splash back to hob, light grey stone work surfaces and LED feature lighting to underside of wall cabinets. Integrated appliances will include a stainless steel oven, touch control induction hob with extractor canopy above, fridge/freezer, dishwasher and washing machine with tumble drying function.

The Bathrooms

The high specification and well appointed bathrooms include a white bath with matt white bath screen, spacious walk-in shower cubicle with chrome shower screen, wash hand basin and WC. The tiling will be oversized metro format in white to the bath and shower areas, and half height oversized metro format in grey to the sink and WC areas. The flooring will be porcelain tiling and accessories will include minimalist white frame wall hung mirror, matt white toilet roll holder, heated electric towel rail in white and moisture resistant paint.

Building Guarantee

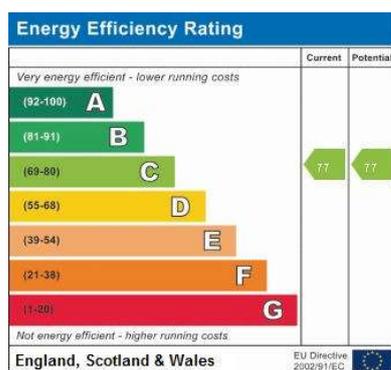
Each apartment has a 10 year building guarantee.

Electrical Fittings

The apartments have recessed LED ceiling downlights in the living room, bathrooms, kitchen and hallways. There are pendant lights to the dining areas and bedrooms. TV points (terrestrial and Sky TV) points are fitted in the kitchen/living and principal bedroom. There are telephone and data points to the principal reception rooms and the master bedroom. In addition there are Victorian style external wall lights at the entrance and external wall mounted tamblite lights to the parking zone.

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.

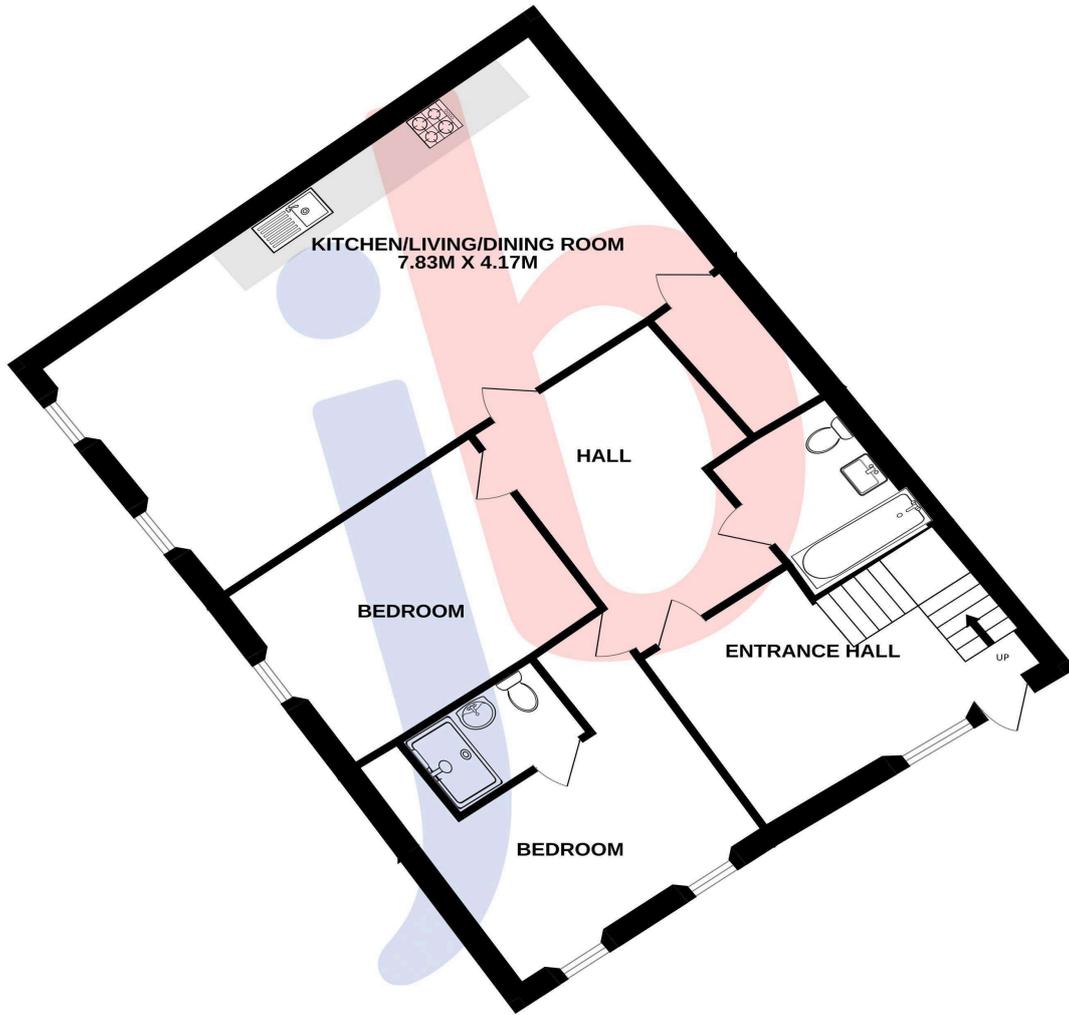
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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: JMP Solicitors - £180.00 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. 00006769 05 March 2026



GROUND FLOOR



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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