



**Apt 6, The Print Works, The Textile Mill
Victoria Street, Newark, Nottinghamshire,
NG24 4XA**

£122,500
Tel: 01636 611811

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

*** CALL TO BOOK YOUR APPOINTMENT TODAY ***

Apartment 6 is located in the Printworks Building on the ground floor, with private front door access from the main courtyard area. It is a stunning one bedroom apartment, with entrance lobby, large living/kitchen area and bathroom, comprising 418 sq.ft (38.8 m.sq). It has a lofty ceiling height of 3.5 metres.

The Textile Building in Newark is a collection of 39 properties comprising studios, one and two-bedroom apartments, and two-bedroom penthouses.

*** OPEN DAY LAUNCH EVENT SATURDAY 20TH MAY 10AM - 4PM ***

*** CALL TO BOOK YOUR APPOINTMENT TODAY ***

LOCATION

The picturesque market town of Newark sits along the banks of the meandering River Trent, where the historic Castle and grounds can be found. Historically Newark saw a booming wool and cloth industry and The Textile Mill was created as part of this. The development is situated in an enviable location, within walking distance of the historic town centre of Newark, with a fine Georgian Market Place, independent & high street retailers, bars, restaurants and cafes, tucked away in the quaint cobbled parts of the town.

The town has excellent connectivity, with fast train services to London Kings Cross and journey times of 75 minutes and Leeds, with journey time of 55 minutes. The town is also situated on the A1/A46/A17 providing easy access to the local cities, of Lincoln 18 Miles and Nottingham 20 Miles.

THE TEXTILE MILL

Discover the newly converted Textile Building. This beautiful landmark building provides a collection of 39 stylish loft apartments, with a blend of Victorian elegance, mixed with modern luxury. This is a beautiful example of Victorian functionality mixed with Art Deco flourishes. The property is divided into four buildings, each retains period character and charm. The generous original warehouse space has paved the way for apartments with high ceilings

and luxurious space standards. The open plan layout allows the contemporary kitchens to become a showcase piece. Luxurious bathroom suites provide the perfect place to relax and unwind.

A range of amenities are made available for residents to support the work/life balance, including a co-working studio to support the evolution of working from home, with shared desk space, breakout lounge and the provision of fast fibre broadband. The landscaped private courtyard garden provides an area for residents to unwind. There are cycle spaces, with electric car and bike charging points, why not take advantage of the 280 cycle route infrastructure in and around Newark.

The apartments are located in individually styled buildings across the site with fob and intercom access to the apartments in The Print Works Building, The Dye Factory, The Mill and The Penthouses. The Printworks offers a peaceful setting. Lower-floor apartments look out onto the internal courtyard garden, while those on the top floor enjoy far-reaching views across Newark. The Dye Factory is located at the heart of the development and houses the main entrance, post room, library and co-working studio. The Mill houses thirteen apartments over 2 floors, with 12 one-bedroom apartments and 1 two-bedroom apartment. The penthouses are designed to elevate your living experience at The Textile Building, all located on the second floor, you'll enjoy an upgraded specification in the kitchen and bathrooms.

APARTMENT 6 - THE PRINT WORKS

Apartment 6 is a one bedroom apartment located on the ground floor of The Printworks building. It comprises 418 sq.ft (38.8 m.sq) with a ceiling height of 3.5 metres. It offers a peaceful setting. This lower-floor apartment has its own private front door straight onto the internal courtyard garden with hard and soft landscaping, seating areas and access to the parking and bike storage areas.

These well-appointed apartments include fresh and crisp interiors designed by the award-winning interior design studio, Bureau de Change.

The accommodation in more detail comprises as follows:

ENTRANCE LOBBY

11'5" x 5'10" (3.5 x 1.8)

Accessed direct from the courtyard with its own front door. The apartment has high quality internal doors, contemporary lever handles, light oak effect flooring with acoustic underlay, intercom entry system and storage cupboard.

KITCHEN/LIVING AREA

16'10" x 14'5" (5.15 x 4.40)



The kitchens are individually designed with soft close features on the cabinets, light grey stone worktops, touch control induction hob, stainless steel oven and extractor, integrated appliances, washing machine with tumble dryer function.

BEDROOM 1

11'5" x 8'6" (3.5 x 2.6)



EN SUITE

6'6" x 5'4" (approx) (2 x 1.65 (approx))



The bathroom specification highlights include a spacious walk in shower with chrome shower screen, WC, sink unit with thermostatic mixer taps, heated towel rail and modern gloss wall tiles.

EXTERIOR

The landscaped private courtyard garden provides a communal area for residents to relax and unwind.

SPECIFICATION

A highly individually designed apartment and excellent specification is included in the price of your new apartment. Further details of the specification can be

requested from the selling agents or discussed on site.

There is a 10 year building guarantee.

SERVICES

Mains water, electricity and drainage are all connected to the property. There is a high efficiency hot water system and the heating is provided by electric panel heating and heated towel rails, which are thermostatically controlled. The property will have fibre broadband connected.

TENURE

The property is Long Leasehold, held on a 999 year lease, with a nil ground rent.

SERVICE CHARGE

The service charge is estimated at £2.26 spf. The service charge for this apartment is therefore £944.68 per annum.

POSSESSION

Vacant possession will be given on completion, which is expected Q4 2023 - Q1 2024.

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.

VIEWING

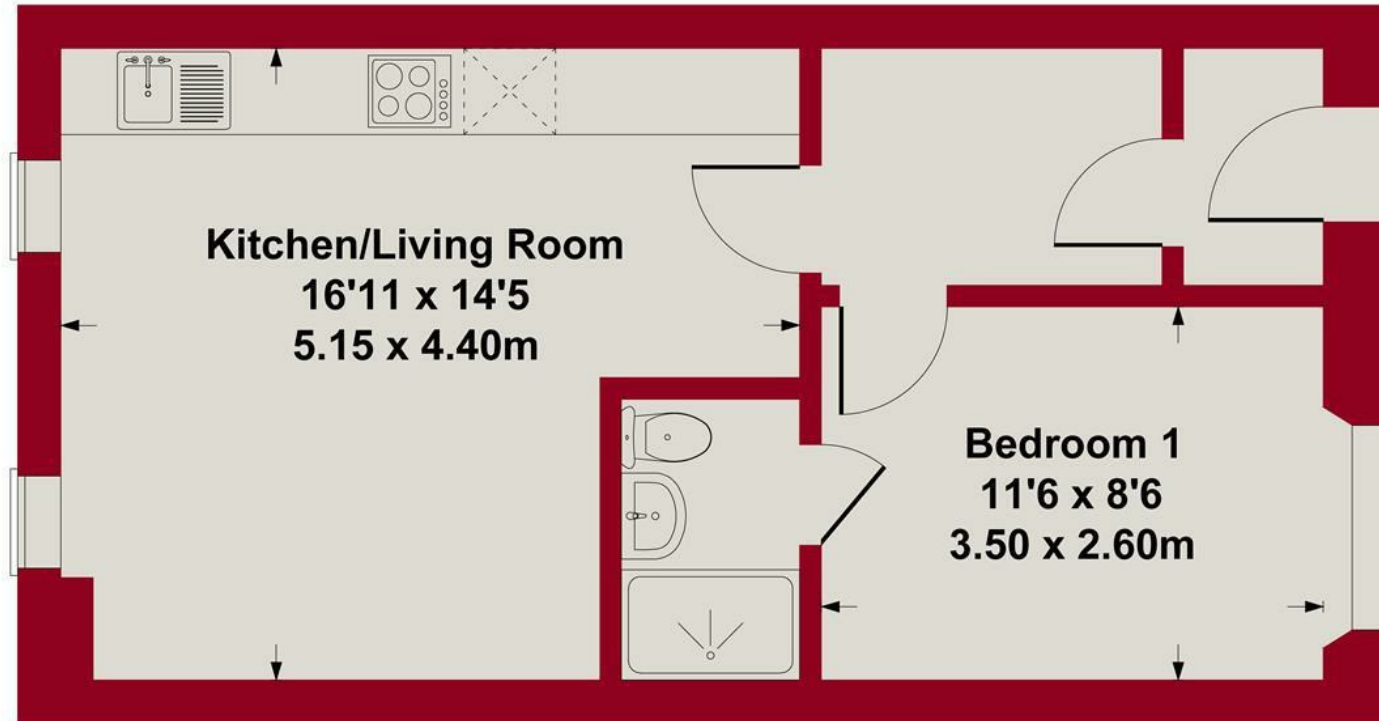
Please book your appointment through our Newark Sales Office.

The development is currently under construction with an anticipated build completion of Q4 2023 - Q1 2024. Reservations from plan are available and full details and drawings can be requested from the selling agent.

AGENTS NOTE

Images shown are CGI images of the whole scheme and have been used for illustration purposes only. They do not represent the actual interior of the apartment.

**Approximate Gross Internal Area
420 sq ft - 39 sq m**




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.

Produced by Potterplans Ltd. 2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers