

**Apt 5 Shoebridge Mews
104B Abington Street
TOWN CENTRE
NN1 2BP**

£180,000



- ONE BEDROOM PENTHOUSE
- TOWN CENTRE LOCATION
- OPEN PLAN LIVING
- NO CHAIN

- HISTORIC BUILDING INCORPORATING FEATURES
- ACCESS TO NORTHAMPTON TRAIN & BUS STATIONS
- GATED DEVELOPMENT
- ENERGY EFFICIENCY RATING; E

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming apartment, located on Abington Street in the heart of Northampton's Town Centre. This property boasts a rich history, being situated in an older, historic building that was once a school and a hub for leather dressers and manufacturers.

As one of only six unique apartments in this gated development, this flat offers a rare opportunity to own a piece of Northampton's heritage. The property exudes character and charm, with a wealth of features that will surely captivate any history enthusiast or admirer of traditional architecture.

With an open plan living area, one bedroom, and one shower room, this apartment is perfect for those seeking a cosy and intimate living space. The property's age adds to its allure, giving it a sense of timelessness and character that is hard to find in modern developments.

Situated on the western edge of the town centre, residents will enjoy easy access to all the amenities and attractions that Northampton has to offer. Whether you're looking for a peaceful retreat or a convenient urban lifestyle, this flat offers the best of both worlds.

Entrance Hall

Enter through a solid wood door, laminate flooring, exposed beams, entry phone system.

Lounge

16'2" x 10'7" (4.95 x 3.25)

Features to include exposed brickwork and beams with the original shoe dressers workings, laminate flooring.

Kitchen/Diner

15'0" x 12'2" (4.58 x 3.72)

Feature porthole window and secondary glazed window to front aspect, fitted with a range of wall and base level units, roll edge work surfaces, feature exposed brickwork, fitted appliances to include electric hob, oven and extractor over, stainless steel sink and drainer with mixer tap over, Velux window.

Bedroom One

12'2" x 9'1" (3.73 x 2.78)

Feature porthole window and further secondary glazed window to front aspect, laminate flooring, exposed brickwork, wall mounted heater.

Shower Room

Shower enclosure, low level W/C, pedestal wash hand basin, complimentary tiling, inset spotlights, wall mounted heater.

Agents Notes

Lease Remaining 121 Years

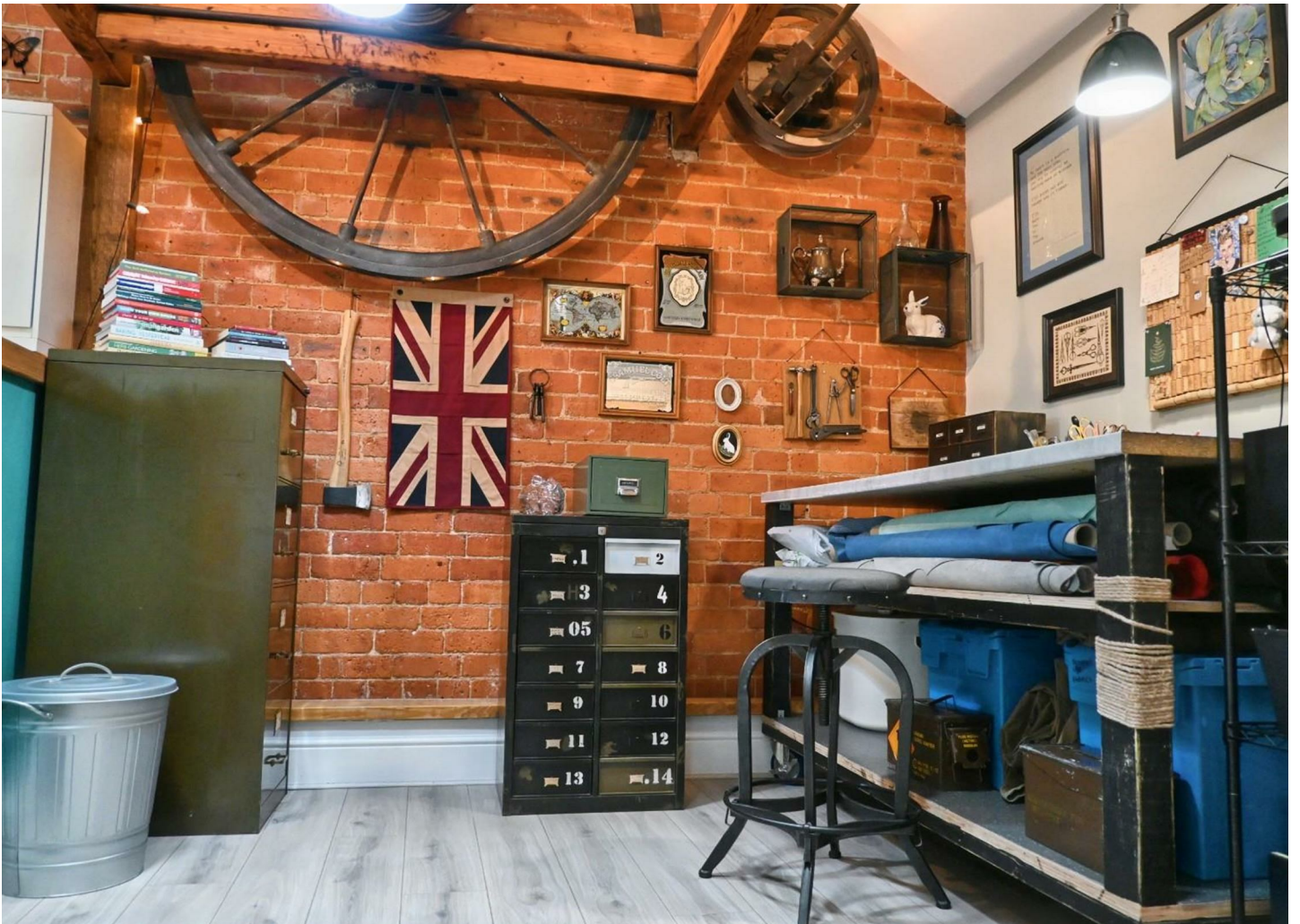
Service Charge £50 p/m

Ground Rent £150 p/a

Local Authority: West Northamptonshire

Council Tax Band: A



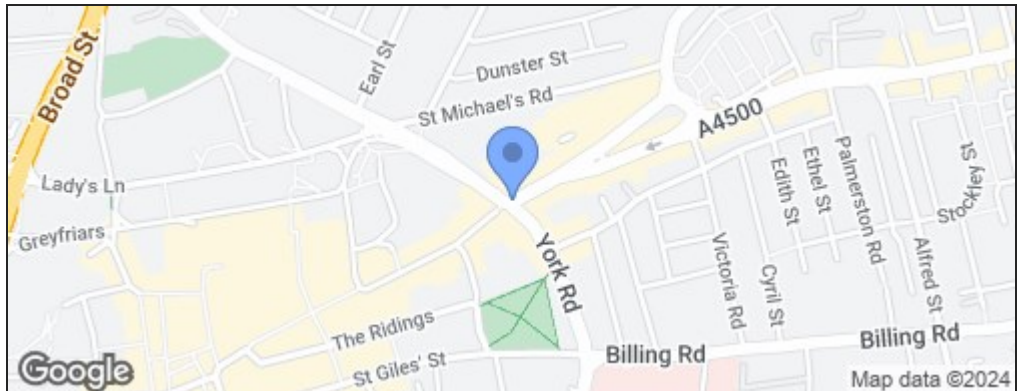


GROUND FLOOR



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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 63 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.