

**18 Churches Factory
10-14 Duke Street
NORTHAMPTON
NN1 3BA**

£1,200 PCM



- ****AVAILABLE AUGUST****
- **DUPLEX PENTHOUSE APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **SECURE UNDERGROUND PARKING**

- **LIFT TO ALL FLOORS**
- **FACTORY CONVERSION**
- **CHARACTER PROPERTY**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available August**** A spacious duplex penthouse conversion in the prestigious Churches Factory. It has a wealth of character features to include; vaulted ceilings, exposed steel work and beams, factory style windows and exposed brickwork. The accommodation comprises; entrance hall, open plan living area with solid oak flooring, refitted kitchen with appliances, two double bedrooms, bathroom and secured gated underground parking. The property has a stunning view over the roof tops of Northampton. Sorry, no sharers.

Entrance Hall

Entrance gained via solid wood door, wall mounted storage heater, halogen spotlights, wall mounted fuse box, wood laminate flooring, mains powered smoke alarm, stairs leading to second bedroom.

Lounge/Dining

26'2" x 11'9" (8.00 x 3.6)

Two feature double glazed factory style windows to front aspect. TV point, telephone point, exposed steel work and wooden beams, velux window to front aspect, solid oak flooring, heat and air conditioning unit (remote operated).

Kitchen

13'11" x 12'5" (4.25 x 3.8)

Fitted with a range of wall and base units with granite work surfaces over, sink/drain, fitted appliances to include hob, stainless steel oven and extractor hood over, fitted dishwasher, fridge and freezer, halogen spotlights, mains powered smoke alarm, complimentary tiling, cupboard providing space for washing machine, stairs rising to:

Mezzanine Master Bedroom

13'1" x 11'1" (4.00 x 3.40)

Velux window to rear aspect, feature stainless steel and glass balustrades with laminate flooring, halogen spotlights, mains powered smoke alarm.

Bedroom Two

14'7" x 9'10" (4.45 x 3.00)

Two velux windows to rear aspect, wall mounted heater, fitted double wardrobe, halogen spotlights, mains powered smoke alarm.

Bathroom

Double shower cubicle, low level WC, pedestal wash hand basin with complimentary tiling to splash backs areas, tiled flooring, extractor fan, airing cupboard housing water tank.

Parking

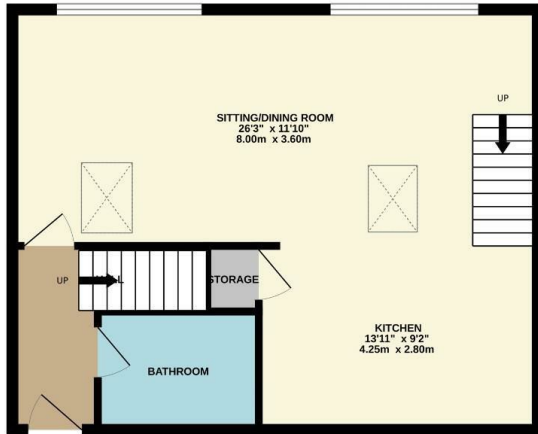
Allocated underground secure gated parking. As you enter the underground car park the space is to the left.

Agents Notes

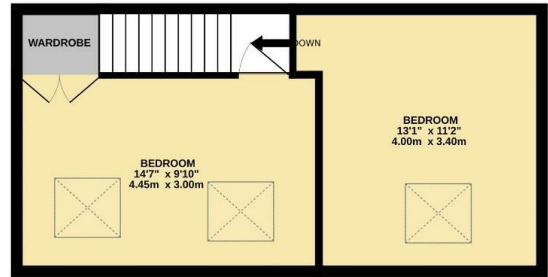
Council Tax Band: D



GROUND FLOOR



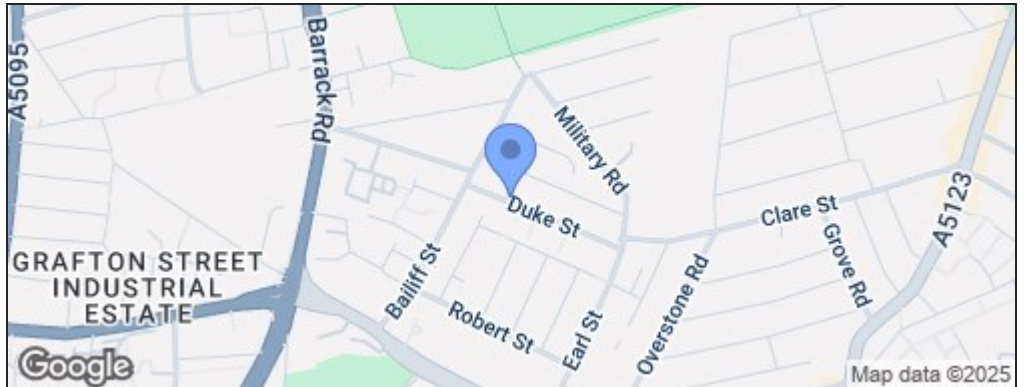
1ST FLOOR



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	66
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.