



Apartment 10, The Factory, 59 Thrift Street | Wollaston | NN29 7AD



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Offers In The Region Of £285,000

A stunning loft style duplex occupying the second and third floor of this turn of the century former shoe factory. Either for owner occupation Offering a share of freehold, the property has been thoughtfully upgraded and offers over 1800sq' of living space. For owner occupation or a superb investment with a yield of over 5% gross pa, the property boasts PVCu double glazing and replacement electric heating system, the apartment offers a fabulous living area including a refitted kitchen, family area and multi-purpose top floor rooms with stunning views over the Nene Valley. the master and guest bedrooms are generous and each enjoys an ensuite facility, along with a further guest WC and laundry space. Part of the top floor reception space could (stc) be converted into a further bedroom or separate study/gym. Allocated parking space.

- Stunning second and third floor loft style apartment
- Flexible living space
- Allocated parking space
- Over 1800sq' of living space
- Beautifully appointed and presented
- Share of Freehold

Communal entrance door with intercom leading to the staircase and first floor landing. Door to the:

Entrance Hall

Multiple windows to the rear, electric heaters, access to all principal second floor areas including a laundry cupboard with plumbing for washing machine and space for drier.

Guest WC

Fitted with a contemporary two piece suite including a low level WC and a vanity wash hand basin, decorative tiling, tiled flooring, expelair.

Family Room

17'1" x 12'8" (5.21m x 3.87m)

Windows the front, electric heater, engineered wood flooring, staircase with galleried area on the third floor. Opens through to the

Kitchen Area

8'3" x 6'9" (2.52m x 2.07m)

Refitted with a range of base and eye level cupboards with worksurfaces above. Inset one and half bowl sink, induction hob with extraction above and single electric oven below, integrated dishwasher and fridge. Peninsular style breakfast bar, tiled splashbacks, engineered wood flooring, windows to the front and side enjoying views.

Sitting/Dining Room

13'1" x 30'3" (4.00m x 9.23m)

An incredibly versatile space spanning the length of the apartment. Velux style skylights to three aspects ,feature sloping eaves to semi-vaulted ceiling, exposed timberwork, engineers wood floor, electric heaters, into eaves storage.

Master Bedroom

23'2" x 12'3" (7.07m x 3.74m)

Two windows to the front, electric heater, door to the

Ensuite

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below, bath with shower above and glazed screen, decorative tiling, tiled flooring, expelair.

Guest Bedroom

19'11" x 8'6" (6.09m x 2.61m)

Two windows to the front, electric heater, door to the

Ensuite

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin and shower enclosure and glazed screen/door, decorative tiling, tiled flooring, expelair, window to the front.

Outside

The property enjoys a single parking space and use of additional guest space when required on a first come first served basis. Communal bin store.

Material Information

Electricity Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

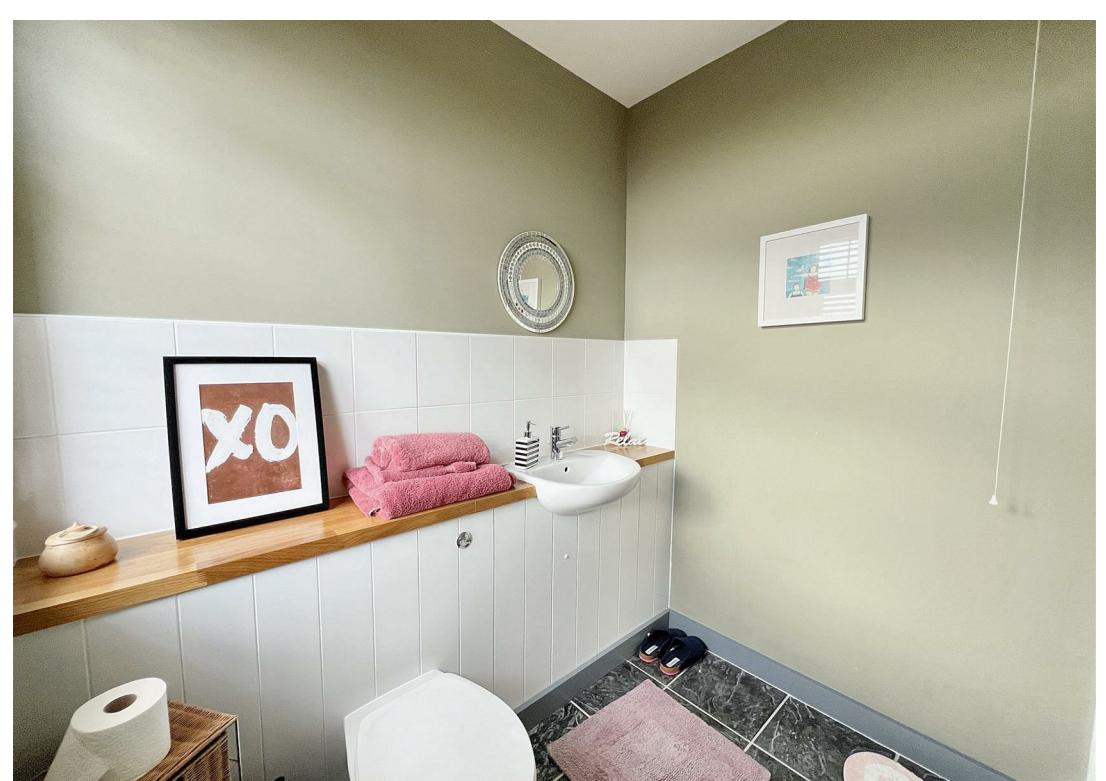
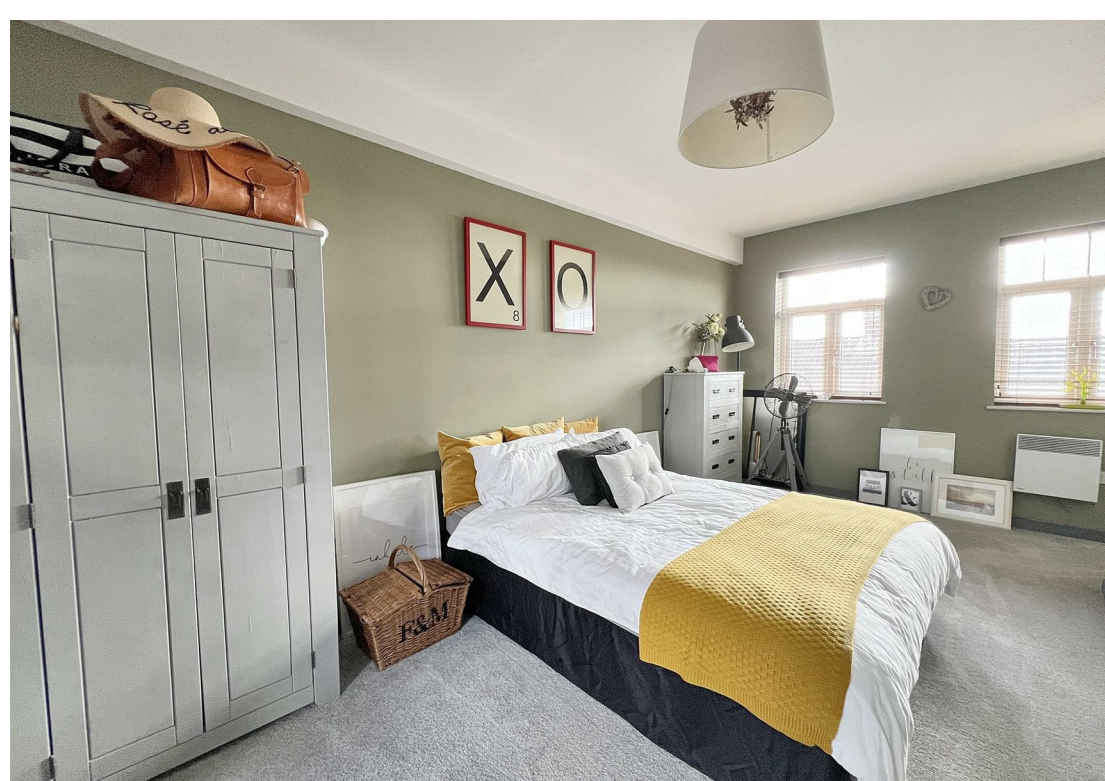
Tenure

Lease of 125 years from 1st January 2005

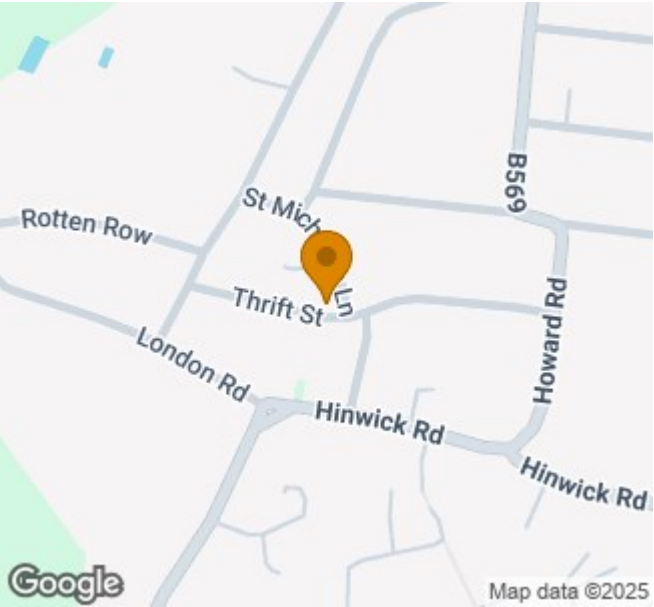
Service Charge £1140.00 per annum

Ownership of the flat entitles the leaseholder to a 1/11th share of The Factory (Wollaston) Management Company Ltd which owns the freehold. Further information is available on request.





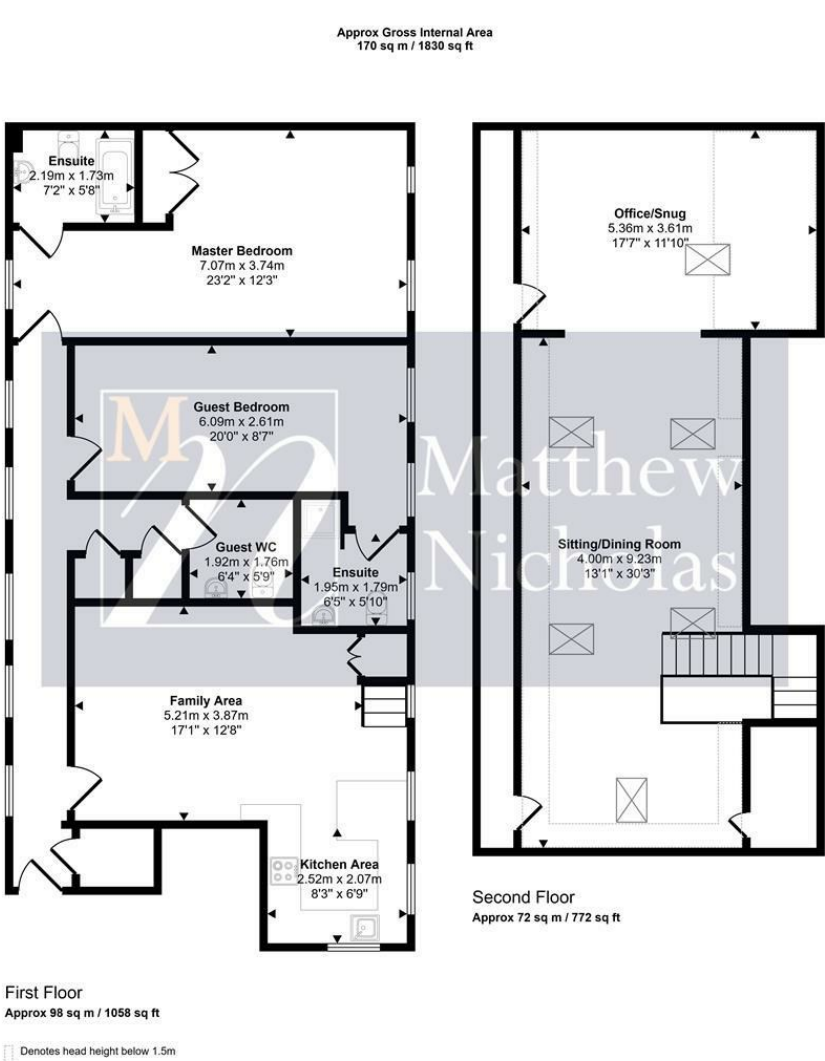
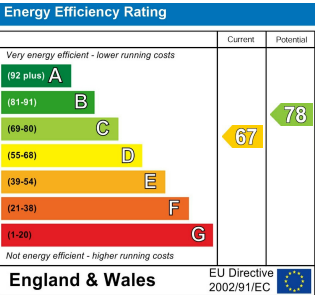
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1830.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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