



Flat 4, 10 High Street, Gayton, Northamptonshire, NN7 3HD

HOWKINS &  
HARRISON



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Northamptonshire, NN7 3HD

Guide Price: £265,000

Set in the sought after village of Gayton, The Old Queen Victoria pub was converted into a stunning range of apartments in 2019/2020. Presented in excellent condition, number 4 is a generous ground floor triple bay fronted apartment offering 1,135 sq ft of accommodation including an en-suite a master bedroom, a second bedroom, family bathroom, a fabulous open plan kitchen/dining area with integrated appliances and a sitting room. The apartment has high quality fixtures and fittings throughout in addition to two allocated parking spaces.

### Features

- Ground floor apartment
- High quality fixtures and fittings throughout
- 1135 sq ft of accommodation
- Two double bedrooms
- Shower room & bathroom
- Kitchen/dining room
- Sitting room
- Communal patio area
- Two allocated parking spaces
- Energy rating C



## Location

The pretty village of Gayton is situated about five miles south west of Northampton town centre, about two miles from the A43 leading to the M40 and about three miles from Junction 15a of the M1. Train stations at Northampton and Milton Keynes offer services to London Euston.

Amenities in the village include primary school, parish church, village hall, playing fields, and a public house. The Grand Union Canal passes close by. Leisure facilities can be found at Sixfields Leisure Centre area in Northampton where there is a multiplex cinema, supermarket and restaurants.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Accommodation

This ground floor apartment sits at the front of the former public house and offers generous accommodation that includes a master bedroom with en-suite and fitted wardrobes, a second bedroom, a family bathroom, a kitchen/dining room with a bespoke range of fitted units and integrated appliances and a sitting room.

## Outside

The property sits in the centre of the sought after village of Gayton and benefits from two allocated parking spaces in the car park. There is a communal patio area for use of the apartments at the rear of the building.

## Leasehold

Lease has 119 years remaining. Ground rent and Annual service charge paid to Priory House Estates Ltd: Annual Ground Rent currently £105 per year. Annual Service Charge currently £749 per year. General buildings insurance paid to the same- currently £42.96 monthly.

## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the selling agents,  
Howkins & Harrison. Contact Tel: 01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

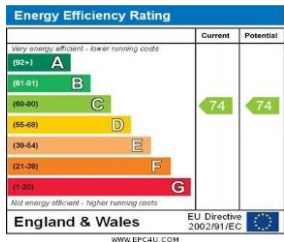
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

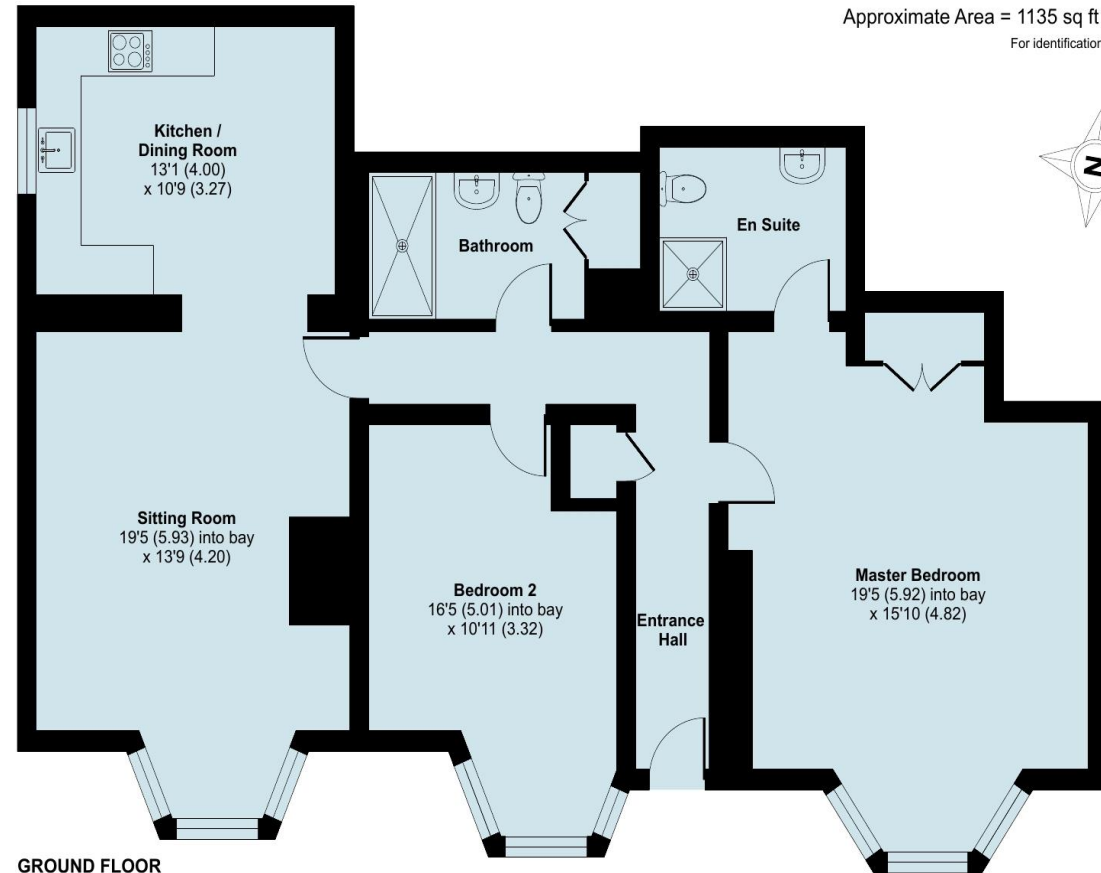
Council Tax Band – D



## High Street, Gayton, Northampton, NN7

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1284708

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.