



**5 Churches Factory, 10 Duke Street, Northampton, Northamptonshire, NN1 3BA
Offers Over £180,000 Leasehold**

STYLISH FACTORY CONVERSION. A stylish refurbished first floor flat situated in this stunning former factory building. The property is situated in the central NN1 district of the town with all local amenities close by to include pubs and bars, cafes, eateries, and everyday grocery stores. The conversion has been done to an industrial style with character features to include exposed brickwork, timbers and metal columns and metal framed sealed unit double glazed factory style windows. There is an entrance hall with Intercom receiver and storage cupboard, open plan living/kitchen area, two bedrooms and a bathroom. Electric Heating. An ideal first time or investment purchase. We have been advised of the following: Ground rent £100.00 pa. Service Charge £1782.50m pa Review month April. 125 years remaining on lease as at 1st April 2001. This information would need to be verified by your chosen legal representative. EPC: E. Council Tax: D.

First Floor Apartment | Former Factory Conversion | Two Bedrooms | Sitting Room with Exposed Brickwork & Balcony | Newly Fitted Kitchen | Highly Recommended

modern marketing · traditional values

ENTRANCE

Communal entrance via secure intercom doorway into communal hall with first door controlled by FOB to the rear which in turn accesses the flats via a rear pathway and second FOB control external door.

HALLWAY

Intercom receiver. Consumer unit. Wall mounted electric heater. Wood laminate flooring. Metal columns.

LOUNGE 6.71m Max x 4.60m (22' Max x 15'1)

Double glazed factory style windows and door onto balcony. Two wall mounted electric heaters. Exposed brickwork. Timber and metal columns. Wood laminate flooring. Open plan to:

KITCHEN 2.44m x 3.91m Max (8' x 12'10 Max)

Newly fitted base and wall units. Work tops including sink unit with mixer tap. Built in hob, oven and extractor hood. Space for three under counter appliances. Wooden laminate flooring. Cupboard housing hot water cylinder and space for washing machine.

BEDROOM ONE 3.89m x 3.40m (12'9 x 11'2)

Double glazed factory style window to side elevation. Wall mounted electric heater. Exposed brickwork. Shelved alcove.

BEDROOM TWO 3.18m Max x 2.92m (10'5 Max x 9'7)

Double glazed factory style French doors opening in from balcony. Wall mounted electric heater. Wood laminate flooring. Exposed brickwork.

BATHROOM 2.79m x 2.06m (9'2 x 6'9)

Panel bath with mixer tap and shower attachment over. Pedestal wash hand basin. Tiled floor. Exposed brickwork. Tiled splash backs with wall mounted electric fan heater.

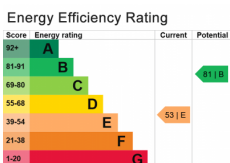
OUTSIDE

PARKING

On street parking in time restricted bays or non-time restricted permit bays. Contact the local Council for information and availability on westnorthants.gov.uk/parking or 01604 838446.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

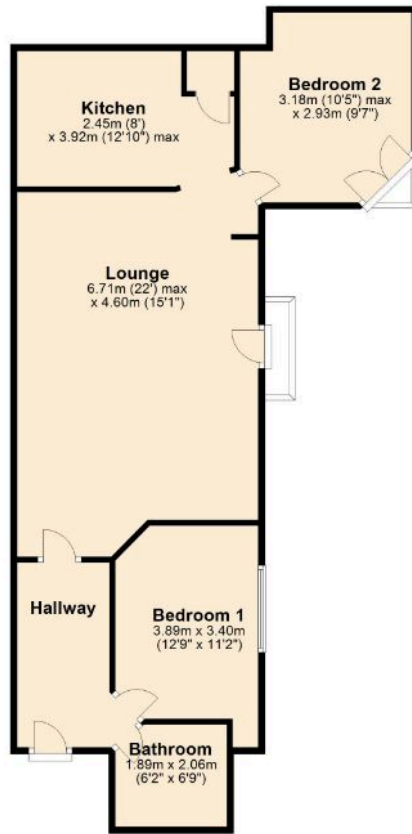


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Floor Plan

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 29.5 sq. metres (317.8 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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