



Flat 1, Hawkins Court, 82 Overstone Road, The Mounts, Northampton, NN1 3LA
£185,000 Leasehold

STYLISH FACTORY CONVERSION. A stylish flat situated in the stunning former Hawkins shoe factory originally constructed in the 1880's, now known as HAWKINS COURT. This historic building previously had a royal crest for services to queen Victoria providing walking and riding boots for members of the royal family; it also supplied boots for the British military during WW1. The property is now grade II listed and 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 development is high spec with each flat having video intercom receiver and the conversion has been done to an industrial style with character features to include exposed brickwork, timbers and metal framed sealed unit double glazed factory style windows. There is a large welcoming feature reception area and a secure car park with spaces available by separate negotiation. There is also lift access to the flats on the Dunster Street side of the building. Other flats can be viewed in the development subject to availability. EPC Rating: E. Council Tax Band: B

First Floor Apartment | One Double Bedroom | Living Area with Exposed Brickwork | Contemporary Kitchen & Bathroom | Lovely Dual Aspect | Outward Facing

modern marketing · traditional values

ENTRANCE HALL

Video intercom receiver. Wall mounted electric heater. Cupboard housing hot water cylinder and consumer unit. Storage cupboard housing plumbing for washing machine.

OPEN PLAN LOUNGE/KITCHEN 4.95m x 5.69m (16'3 x 18'8) Max

LOUNGE AREA: Four double glazed factory style windows allowing a floor of natural light. Exposed brickwork and timbers. Two wall mounted electric heaters.

KITCHEN AREA: Wall and base units with work surfaces. Electric hob, oven and extractor fan. Built in microwave. Built in fridge/freezer. Built in slimline dishwasher.

BEDROOM 3.58m x 3.76m (11'9 x 12'4)

Two double glazed sash style windows. Wall mounted electric heater. Exposed brickwork and timbers.

BATHROOM 1.96m x 2.18m (6'5 x 7'2)

Double glazed factory style window. Ladder style radiator. Suite comprising panelled bath with shower over, wash hand basin set in vanity unit and low level WC. Exposed brickwork and timbers.

OUTSIDE

PARKING

A parking space may be available at an extra cost. Please check at time of reservation for cost and availability.

AGENTS NOTE

LEASEHOLD INFORMATION

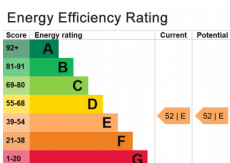
We have been advised of the following: -

Service Charge - £1074.71 pa
Review Date - 1st January each year
Ground Rent: A Peppercorn
Length of Lease: 125 year lease from 1.1.23

This information would need to be verified by your chosen legal representative.

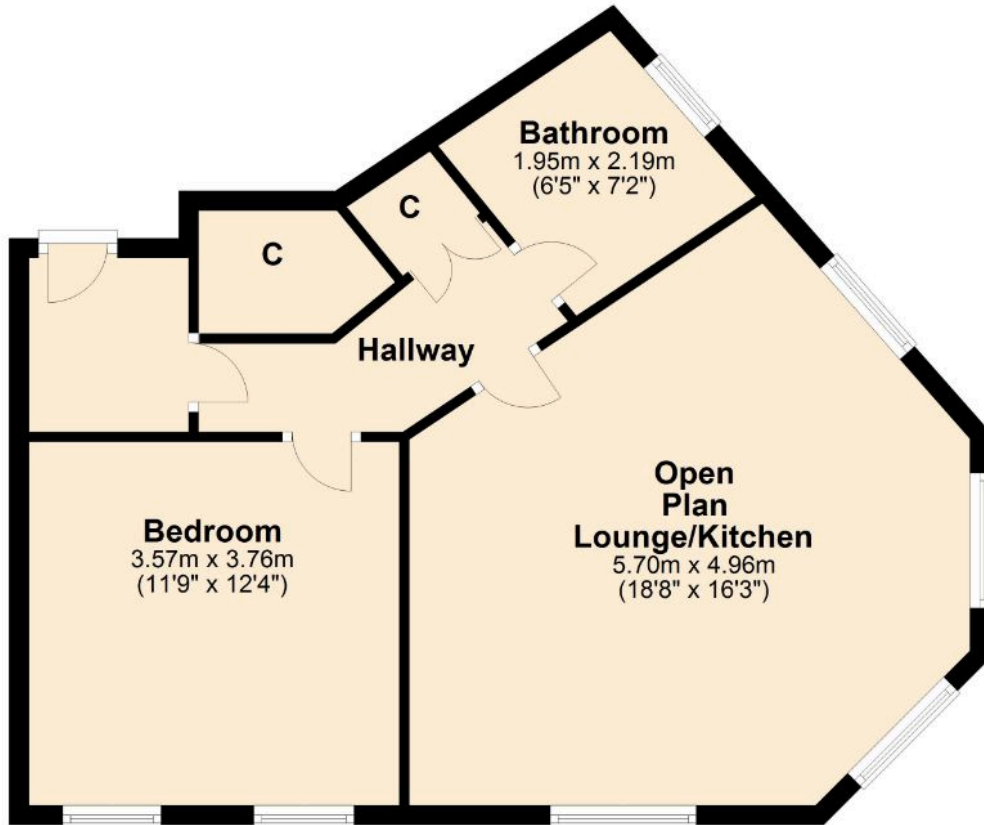
DRAFT DETAILS

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.

Floor Plan



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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