



**Connells**

Church's Factory Duke Street  
Northampton



## Property Description

We are delighted to present this exquisite two-bedroom apartment nestled in a beautiful factory conversion that once housed Church's shoe factory. This exceptional property offers a unique blend of history and modern comfort.

Church's, renowned for its handcrafted footwear, was founded in 1873 in Northampton. Its roots, however, stretch back to the 17th century with Stone Church, a master shoemaker born in 1675. During World War II, Church's diverted its production to military footwear, supplying boots and shoes to the British Army, Royal Navy, and RAF pilots.

This stunning apartment is conveniently located just 1 mile from Northampton train station and 0.6 miles from the vibrant Northampton town centre. Rarely available, the property combines historical significance with modern living. It is perfect for professionals, couples or even investors seeking a unique and stylish home.

## Entrance Hall

Entrance via wooden fire door.

## Kitchen / Lounge / Diner

32' 5" x 16' 7" ( 9.88m x 5.05m )

Lounge

Television point and BT point. Juliet balcony to the rear aspect.

Kitchen

Wall and base units. Sink and drainer unit. Electric hob with hood over. Breakfast Bar. Two wall mounted radiators.

## Bedroom One

12' 1" x 9' 5" ( 3.68m x 2.87m )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Two

12' 4" x 10' 8" ( 3.76m x 3.25m )

Double glazed window to the rear aspect. Wall mounted radiator. Juliet balcony to the rear aspect.

## Bathroom

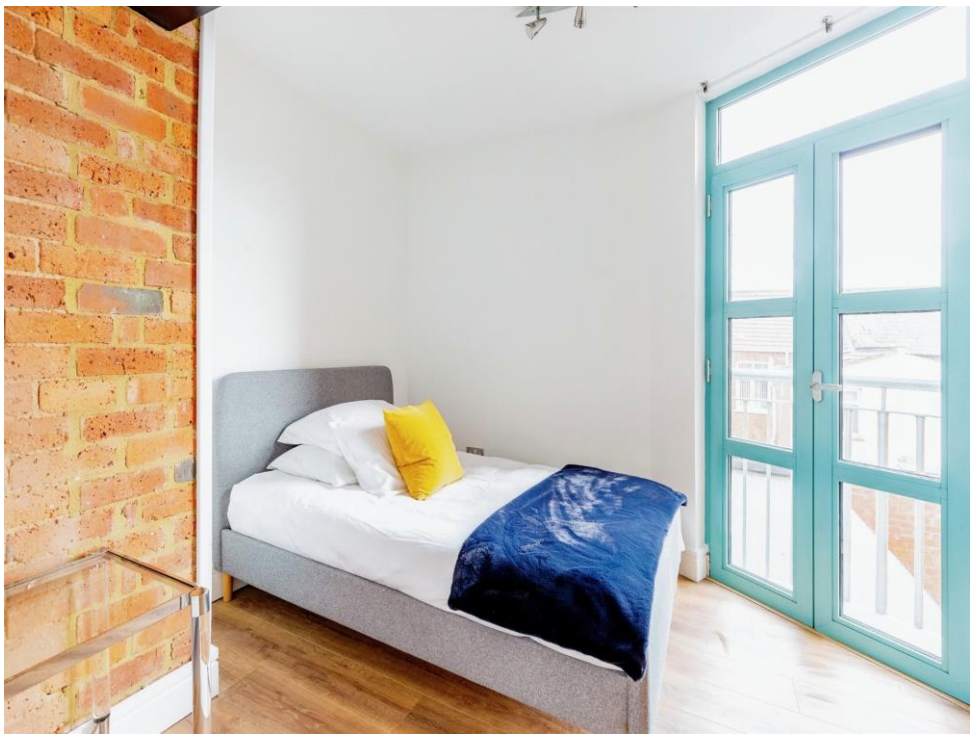
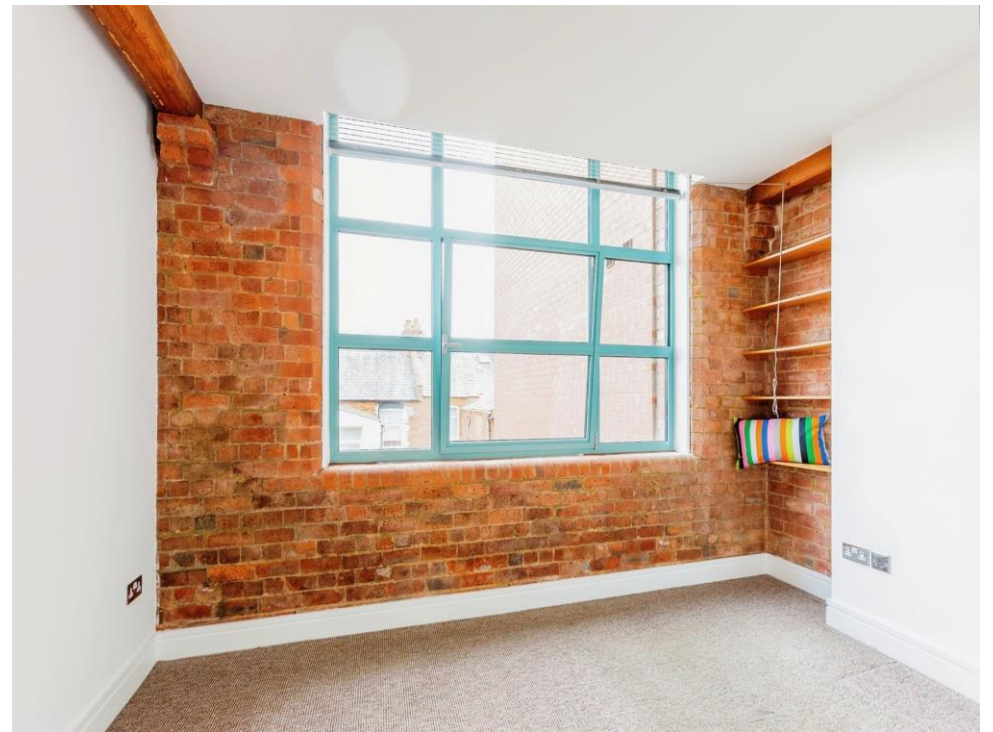
Double glazed window to the rear aspect. Bath, wash hand basin, low level WC. Wall mounted radiator.

## Outside

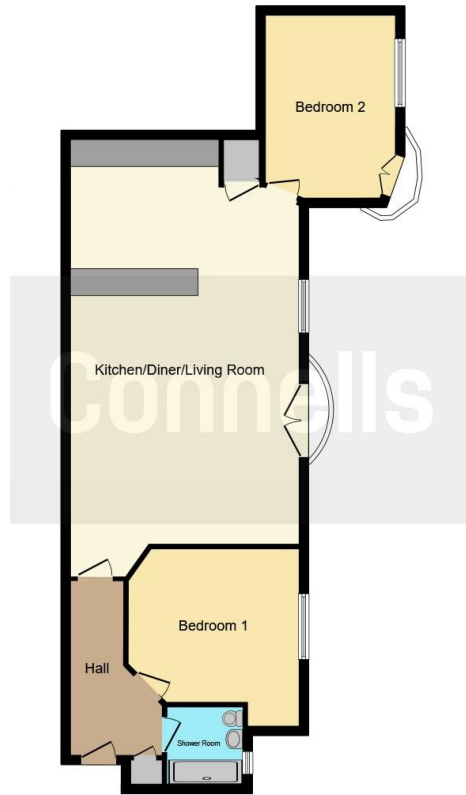
## Parking

On street parking available.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT412903](http://connells.co.uk/Property/NHT412903)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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