

# Property details approval form

Flat 10 Meadows House, 57 Artizan Road, Northampton, Northamptonshire, England, NN1 4HR

Date: 28 August 2024

Property Ref and Version: NHT413212 - 0001

Not for marketing purposes INTERNAL USE ONLY

**Got it Selling your  
home  
with us!**

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £150,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2019.

## ○ Key Features

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- > Energy Rating: D
- > One Double Bedrooms
- > Factory Conversion
- > Allocated Parking
- > Perfect First Time Buy or Investment
- > Ideal Location
- > Close to Local Amenities
- > Juliette Balcony

## ○ Short Description

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Connells are pleased to present a fantastic opportunity to own a stylish one-bedroom apartment in a beautifully converted factory, situated in the vibrant heart of Northampton. Perfect for first-time buyers or investors, this property boasts a combination of modern living and historical charm.

## ○ Long Description

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**Spacious Open-Plan Living:** Enjoy a bright and airy open-plan living space, perfect for entertaining or relaxing at home.

**Upper Floor Location:** This upper floor apartment offers a peaceful retreat with lovely views, away from the hustle and bustle.

**Secure Off-Street Parking:** Your own secure parking space ensures convenience and peace of mind in a central location.

**Prime Location:** Situated within walking distance of local shops, restaurants, and pubs, as well as the town centre and train station, making it ideal for commuters and those who enjoy city life.

This apartment truly offers the best of both worlds – modern comfort and an unbeatable central location.

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Lounge / Kitchen / Diner**

19' 2" max x 23' 4" max ( 5.84m max x 7.11m max )

Three double glazed windows to the front aspect. Juliet balcony to the front aspect. Two wall mounted radiators. Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Integrated fridge-freezer. Space for washing machine.

### **Bedroom One**

19' 1" max x 14' 3" max ( 5.82m max x 4.34m max )

Three double glazed windows to the front aspect. Wall mounted radiator. Storage cupboard.

### **Bathroom**

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator.

### **Parking**

One allocated parking space.

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## ○ Property Images



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## ○ Property Images





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## ○ Property Images

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## ○ Floor Plan



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)

## ○ Approval

Signature

Date

	Signature	Date
Lee Steele		
Miss R. Merrikin		