



**Connells**

Webbs Factory Bunting Road  
Northampton





## Property Description

A stylish luxury apartment converted in the early 2000's by 'Clayson Loft Company' from the former Webbs Boot Factory.

The interior is constructed to a contemporary style and retains many of the characteristics of the original building with exposed steel posts and ceiling beams, exposed brickwork and galvanised double glazed windows.

The accommodation provides two double bedrooms with en-suite to master bedroom, a separate bathroom with bath, a spacious living area opening to the superbly crafted kitchen. Externally, there are two large decked areas and the apartment comes with a garage.

## Ground Floor

### Entrance Hall

Enter to a galvanised steel and glazed staircase which leads to the first floor, radiator.

### Main Bedroom

19' 5" x 12' 8" ( 5.92m x 3.86m )

Spot lights to ceiling, radiator, galvanised window with sashing, laminate flooring, some exposed steel and brick work and a built in wardrobe.

### Ensuite

Part tiled walls, enclosed shower cubicle, wash hand basin set in vanity unit, low level WC, spot lights to ceiling, heated towel rail.

### Bedroom Two

12' 8" x 9' 2" ( 3.86m x 2.79m )

Galvanised window with sashing, spot lights to ceiling, wood laminate flooring and a built in wardrobe.

## First Floor

### Lounge Area

25' 9" max x 24' 7" max ( 7.85m max x 7.49m max )

With many galvanised windows with sashing and two double opening doors, uplighters, feature brick walls, laminate flooring, exposed steel post and ceiling beams, opening to:-

### Kitchen Area

Open to the lounge area with a curved wall. High quality steel wall and base mounted cabinets, gas hob with oven below and stainless steel extractor over, stainless steel sink with chrome mixer tap over, tiled splash backs.

### Bathroom

Window, panelled bath with shower and screen over, part tiled walls, vanity unit with glass wash hand basin, low level WC.

## Garage

18' x 11' 1" ( 5.49m x 3.38m )

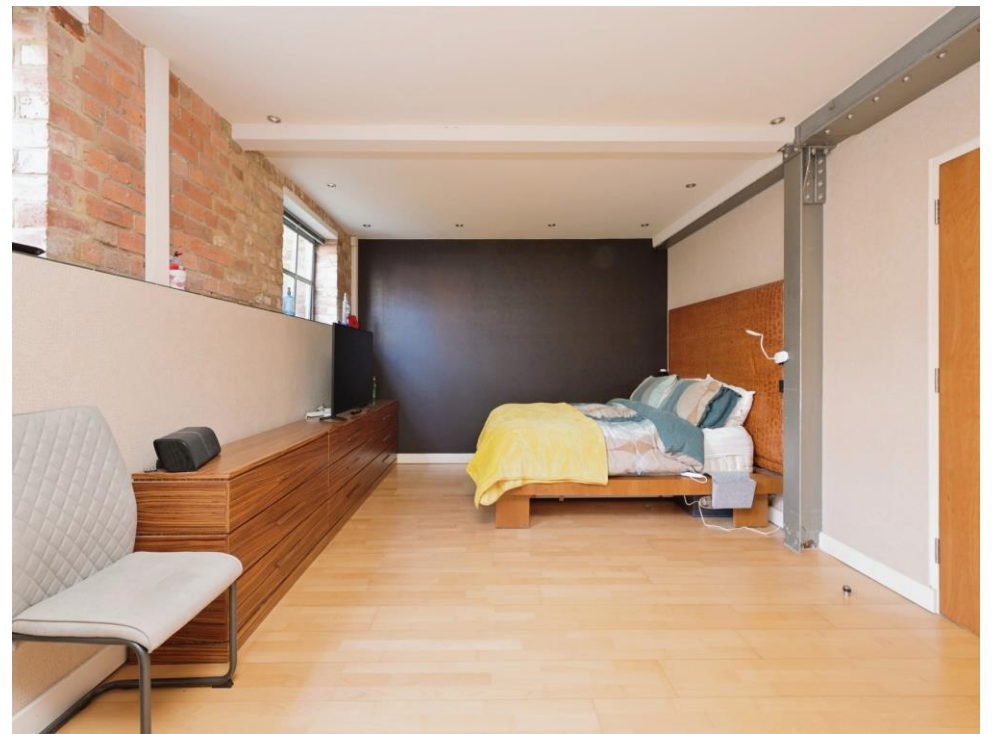
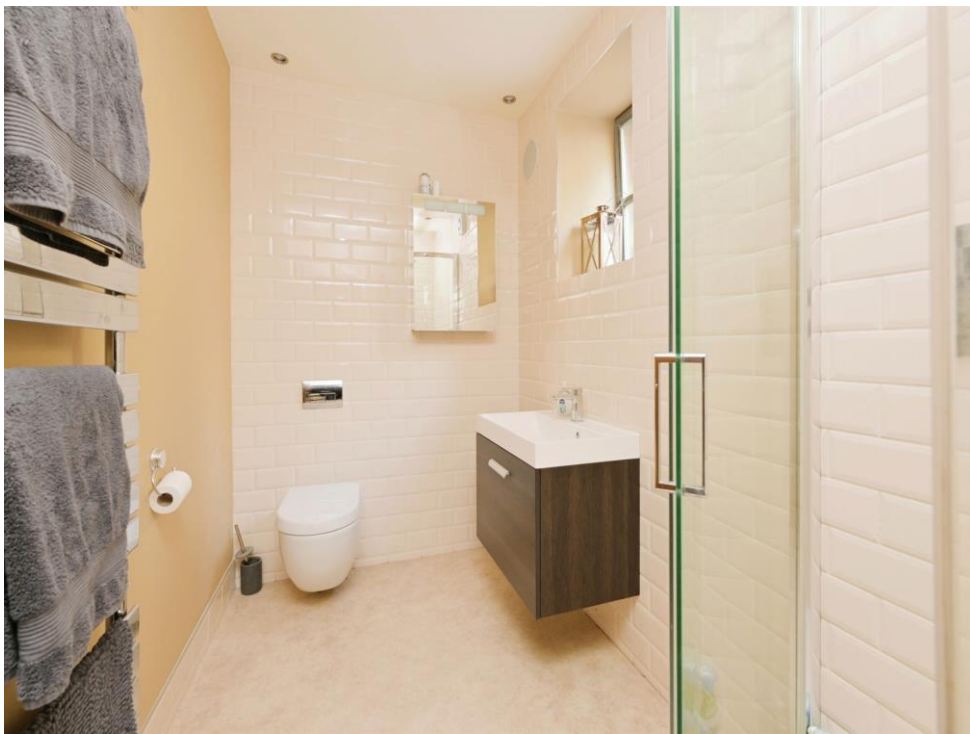
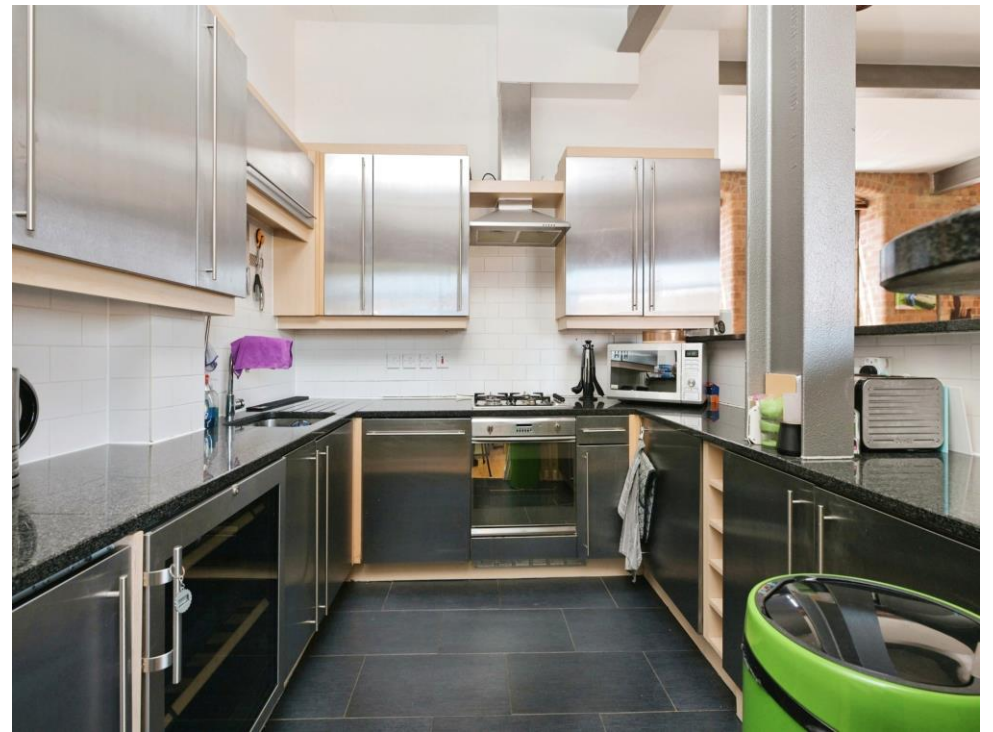
With space and plumbing for washing machine and tumble dryer.

## Outside

The outside area is tiered and low maintenance with a feature rock fountain, power to the first tier and lights embedded into the walls of both tiers.

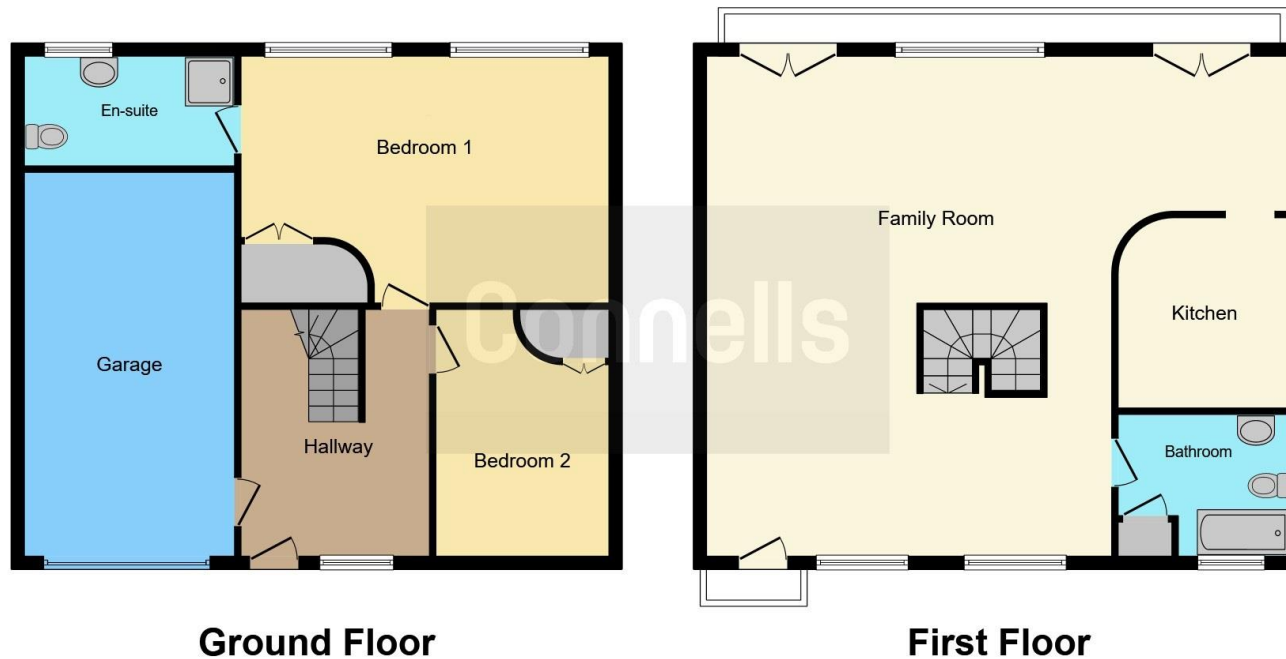












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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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