



HOWKINS &  
HARRISON

Apartment 3, 10-16 Church's Factory, Duke Street, Northampton, NN1 3BA

Guide Price £145,000 Leasehold

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Duke Street, Northampton, NN1 3BA

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A stylish two double bedroom apartment carved out of a former Victorian shoe factory, with exposed brick work, timbers, high ceilings, factory style windows and secure allocated underground parking, situated close to the town centre and within reach of Northampton train station. Offered for sale as an ideal first time buy or investment opportunity, with an anticipated passing rent of £1,100 pcm.

## Accommodation

The main entrance to Church's factory is through a secure communal hall. The entrance hall has wood effect flooring which continues to the majority of the apartment, an airing cupboard with water cylinder and space for washing machine, at the end of the hall is where the open plan living/kitchen is with high ceiling and factory style double glazed windows onto Duke Street, feature exposed brick walls and timbers, the kitchen area has a range of modern cabinets, working surfaces incorporating a sink unit, hob, oven, fridge, freezer and dishwasher. There are two double bedrooms both with exposed brickwork and factory style windows and a bathroom with WC, wash basin and bath.

## Outside

There is secure allocated underground parking for one vehicle to the rear of Oakley Street.

## Lease Details

We understand there are 103 years remaining.  
Service charge - £152.53 per month.  
Ground rent - £100 per annum.

## Floorplan

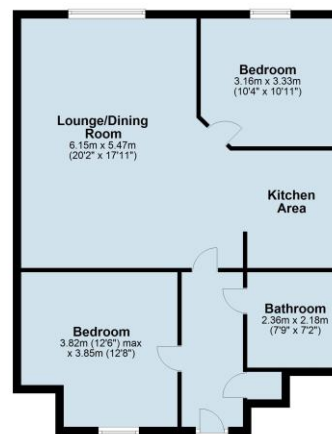
Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.



Total area: approx. 74.4 sq. metres (800.3 sq. feet)

## Local Authority

West Northamptonshire Council.  
Tel: 0300-1267000  
Council Tax Band – D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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