



**G1 The Lightbox Duke Street, Northampton NN1 3BA**

**welcome to**

**G1 The Lightbox Duke Street, Northampton**

Factory conversion Duplex apartment situated within the Boot and Shoe Quarter. Viewing is recommended to appreciate the size and lightness of the property.



## Entrance

### Entrance Hall

Entered via double obscure glazed door, full length obscure glazed windows, storage cupboard

### Cloakroom

Double glazed obscure window, WC, wash hand basin and under floor heating.

### Kitchen / Diner

16' 7" x 7' 6" ( 5.05m x 2.29m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, tiling to splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine, steps to living area, built in slimline dishwasher, wall mounted intercom entry phone, under floor heating, wine rack, cupboard housing hot water cylinder and inset ceiling lights.

### Living Area

12' 7" x 14' 2" ( 3.84m x 4.32m )

Double glazed full length windows to the front and side aspect, under floor heating, stairs to mezzanine landing with storage cupboard.

## Mezzanine Landing

Double glazed window to the front aspect, stairs from the living area, airing cupboard, access to loft space, under floor heating, door to bedroom one and folding doors to bedroom two..

### Bedroom One

8' 2" x 12' 8" ( 2.49m x 3.86m )

Obscure double glazed window, under floor heating, step up to area with double glazed window to rear. built in wardrobe and door to Jack and Jill bathroom.

### Bedroom Two

9' 5" x 8' 2" ( 2.87m x 2.49m )

Obscure glazed window, built in wardrobe, under floor heating and door to Jack and Jill bathroom with double glazed window to rear.

### Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with mixer taps and shower over, extractor fan, shaver point, part tiling and under floor heating

### Externally

Bin store and electricity cupboard.

### Parking

Permit parking.



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## **G1 The Lightbox Duke Street, Northampton**

- Beautifully presented and unique Factory conversion Duplex apartment
- Open plan split level fitted kitchen/dining/living area
- Two double bedrooms
- Cloakroom and Jack and Jill bathroom
- Viewing is recommended to appreciate the size and lightness of the property

Tenure: Leasehold EPC Rating: D

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NMS110626 - 0002

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