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## Normal Boot and Shoe, Northampton Northants NN1 4JA



**£115,000**

This stylish one bedroom warehouse, ground floor apartment is situated between the Wellingborough Road and the Kettering Road in Abington with excellent access to Northampton Town Centre. Converted from a Victorian Factory, this property boasts many features including curved walls and concealed lighting. The stylish kitchen is fitted with fridge/freezer, hob and cooker. There is a modern bathroom, fitted with a white three piece bathroom suite, with shower over the bath. The large double bedroom has built in wardrobes. Further benefits include breakfast bar, double glazing, under floor heating and intercom access. An ideal home or investment.

### **Hallway**

Entered via front door with porthole window into hallway with security phone and doors to Bedroom, bathroom and lounge.



### **Lounge**

18'2" x 13'10" (5.546 x 4.219)

Entered via double doors with three frosted double glazed window to the front aspect, breakfast bar with matching stools and spot lights to the ceiling. And underfloor heating. Archway through to the kitchen.



### **Kitchen**

12'1" x 5'4" (3.707 x 1.637)

A range of base and eye level pine units with stainless steel work tops, built in dishwasher, space for fridge and freezer, plumbing for washing machine and electric oven and hob with extractor fan over and cupboard housing boiler there is also underfloor heating.



### **Bedroom**

10'0" x 12'8" (3.054 x 3.884)

Two frosted double glazed windows to rear aspect, built in double wardrobe ,dropped ceiling with spot lights.



### **Bathroom**

Three piece whit suite with panelled bath with waterfall shower over, low level WC and pedestal wash hand basin. Tiled to full high around the bath and spot lights to the ceiling.

### **Lease information**


We have been advised that the current Ground Rent and Service Charge are the following:

Service Charge - £1084.42 (01/09/2023 - 31/08/2024)

Ground Rent - £150.00 (01/01/2024-31/12/2024)

Length of lease: 99 years from September 2003

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	