

Normal Boot and Shoe, Talbot Road Northampton NN1 4JA



Chain Free £189,000

A rare double fronted factory conversion in Abington with off street shared parking ., Carved from a Victorian Factory set over three Floors designed to have a maximum flow of light and space through the three levels with a light well between all floors allowing views from the top to the bottom .A feature window aluminates the void and goes between the floors. Enter on the ground Floor with the two bedrooms one has a dropped ceiling with a lighting feature , bathroom with vaulted ceiling , Up the stairs to the Mezzanine level where the fitted kitchen is located a short flight of stairs continues up to the First Living Room and a further staircase leads to another reception area . Leasehold 99 years form 01/09/2003 . Service charge £1699 to include a sinking fund going to future expenses .

Front

Enter via front door into hallway



Hallway

Feature porthole window on front floor. Stairs to first floor mezzanine level where the kitchen is located , feature wall lights. Two block glass floor to ceiling window. Security Phone. Doors to Bedroom one and two



Bedroom 1

into window 13'7" x 9'1" (into window 4.147 x 2.776)

Upvc double glazed window to front elevation and electric wall heater. Double wardrobe and cupboard housing hot water tank.



Bedroom 2

8'10" x 9'1" (2.693 x 2.780)

Frosted Upvc Double glazed window to front elevation. Electric wall heater. Dropped ceiling with spot lighting.



Bathroom

Three piece white suite with panelled bath with shower over, pedestal wash hand basin and low level WC. vaulted ceiling , Tiled flooring and chrome vertical towel radiator. Spotlights to the ceiling.



Lounge
9'8" x 15'6" (2.951 x 4.729)
Stairs up to first floor lounge. Stripped wooden door through to kitchen. Two electric heaters and security phone. Balcony overlooking the hallway with an aluminium bar and chrome gate. Feature wall lights and a Velux window to the ceiling. Stairs to upper dining room and inset lighting to stairs.



SERVICE 1367.16 22/23 PER ANNUAL GROUND RENT £150



Kitchen

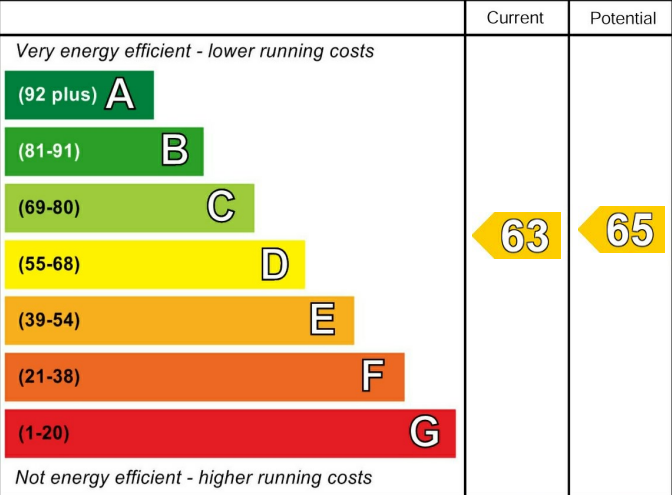
A range of base and eye level pine units with stainless steel work surfaces. Round stainless steel sink with mixer tap over. Electric hob and electric oven. Wine rack. Integrated dishwasher and fridge freezer. Spotlights to the ceiling. Glass blocked windows to the hallway rising up to the lounge.

Second Reception rooms

9'7" x 15'5" (2.924 x 4.714)

Staircase with chrome handrail and inset lights leading to top floor. Vaulted ceiling. Velux window to ceiling. Two feature wall lights. Balcony looking down to lounge area with chrome aluminium bar and gate.

Energy Efficiency Rating

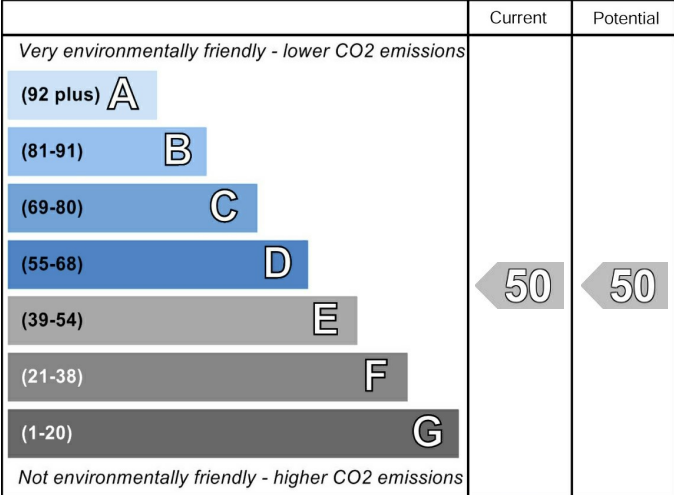


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC

