



HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the Barrack Road and at the traffic light junction with St Andrews Road and Balfour Road take the right hand filter into Balfour Road. Proceed over the next mini roundabout and at the second mini roundabout turn right into Brockton Street which leads directly to the entrance to Webbs Factory.

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COUNCIL TAX

Northampton Borough Council - Band C

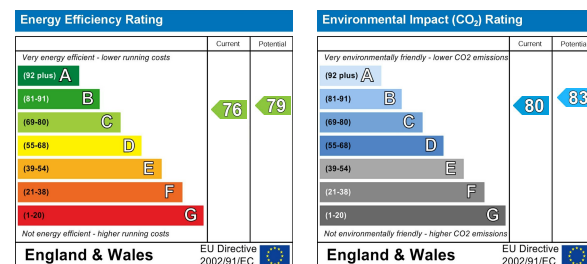
30 Webbs Factory, Brockton Street, Northampton, Northamptonshire, NN2 6HA



Price £190,000 Leasehold

This very stylish individual first floor apartment offers two bedroomed accommodation with the benefit of private gated off road parking as well as an external sun deck. The property forms part of the outstanding Clayson Loft Company conversion of the former Webbs Shoe Factory with many features of the original building retained excluding exposed steel stanchion posts, exposed brick work and galvanized double glazed windows. The private sun deck leads onto a communal roof space and all properties have the use of the communal gymnasium.

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Approached from the south carpark off Brockton Street the reception hall contains letterboxes for the flats in this section of the Webbs Factory and the stairs rise to the first floor landing which gives direct access to Flat 30.

FIRST FLOOR

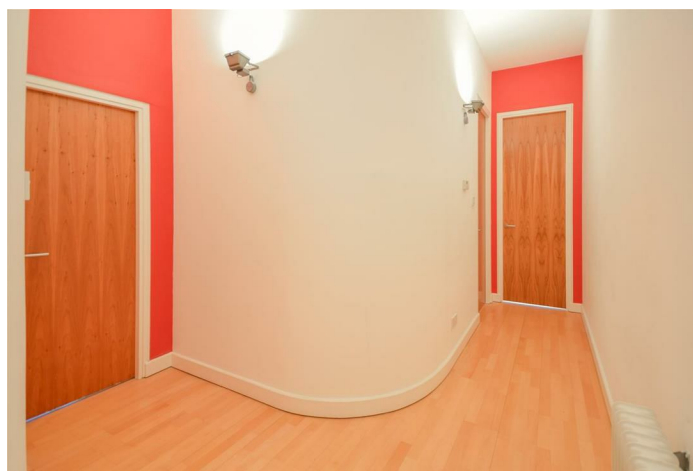
ENTRANCE HALL

With a fitted mat wall and a hardwood door giving access to:-

RECEPTION HALL

20'7" x 3'11"

With a laminate floor, column radiator and wall mounted uplighters there are hardwood doors opening to the cloaks/boiler cupboard and also opening to:-



LIVING ROOM/KITCHEN

22'5" x 13'9"

A light and spacious room with a high ceiling and exposed stanchion post over a Beech laminate floor with wall mounted uplighters, TV and media points. The kitchen area is fitted with stainless steel fronted floor and wall cabinets with polished granite work surfaces incorporating Ignis low level stainless steel oven and four place Smeg gas hob beneath a cooker hood. There is a built in Montpellier dishwasher, a washer dryer and freestanding Smeg fridge/freezer. A picture window with french doors opens to the sun deck and communal roof terrace.



KITCHEN AREA



BEDROOM ONE

14'3" x 9'6"

A double room with an exposed steel beam over a Beech laminate floor and column radiator, there are built in wardrobes with shelving and hanging space, wall mounted uplighters and a panelled glaze windows to the rear elevation.



BEDROOM TWO

10'1" x 9'10" maximum

Another double room with exposed stanchion post, Beech laminate floor, uplighters and built in wardrobes with shelving and hanging space. Window to the rear elevation.



BATHROOM

8'3" x 5'8"

Comprising a white suite of panelled shower bath with integrated shower, WC, with concealed cistern and oval glass wash basin with Philippe Starck mixer tap set on a granite wash stand with cupboards under. There are ceramic tiled and mosaic tiled splash areas, a shaver socket and mirror and a window to the rear elevation.



OUTSIDE

The property has a private sun deck which leads onto the communal garden and there is gated access to the car park where there is private allocated off road parking space and a bin store.

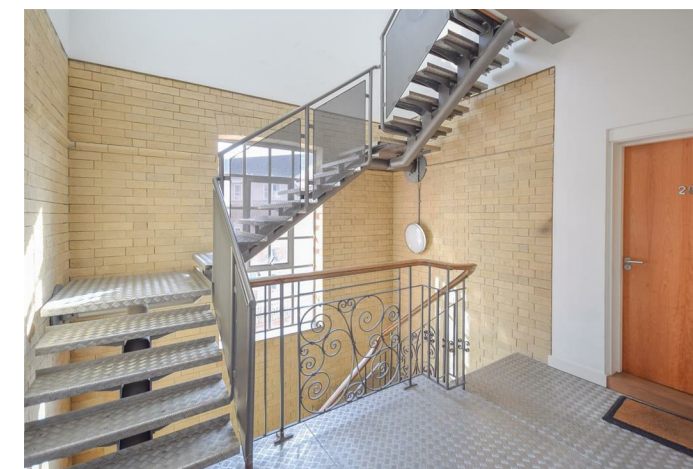


SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Exclusive gas fired combination boiler also providing the domestic hot water. There is a secure entry phone system.

TERMS OF THE LEASE

The property is offered on a 125 year lease commencing 1st July 2001 with an unexpired term of 106 years and is subject to an annual ground rent of £125 for the first 25 years and service charges currently £1,320 per annum including water.



LOCAL AMENITIES

At St Matthew's Parade and Kingthorpe there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is an Asda and a Waitrose Supermarket approximately half a mile away. Northampton Castle Railway Station is approximately a mile away with main line services to London Euston and Birmingham New Street.

For further information on viewing call 01604 230222