



The Linen & Thread Building, , Overstone Road, The  
Mounts, Northampton **Offers Over £200,000**

 **YOUR MOVE**  
Hobin Roberts





IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





## Description

Situated in the heart of the 'Boot and Shoe Quarter' is this very attractive factory conversion with allocated parking and open plan living. The property has some lovely features with exposed brickwork and beams. The property comprises separate entrance hall, open plan lounge/dining area, fitted kitchen, two double bedrooms and four-piece bathroom suite with shower. The apartment also benefits from a courtyard garden, secure off street parking for one vehicle, double glazing and gas radiator heating. Overstone Road, The Mounts was the historic core of Northampton's Boot and Shoe Industry. Predominantly Victorian buildings and factory conversions, the area is a big part of the heritage of the town. The property is within walking distance of the Barrack Road, where you will find a host of shops, restaurants, cafes and public houses. The property is also within close proximity of the Racecourse Park and is conveniently located for access to The Mounts Baths, Northampton Bus Station and the Grosvenor Shopping Centre. Northampton Train Station is 0.4 of a mile from the property and provides direct links to London Euston and Birmingham New Street.

## Council Tax

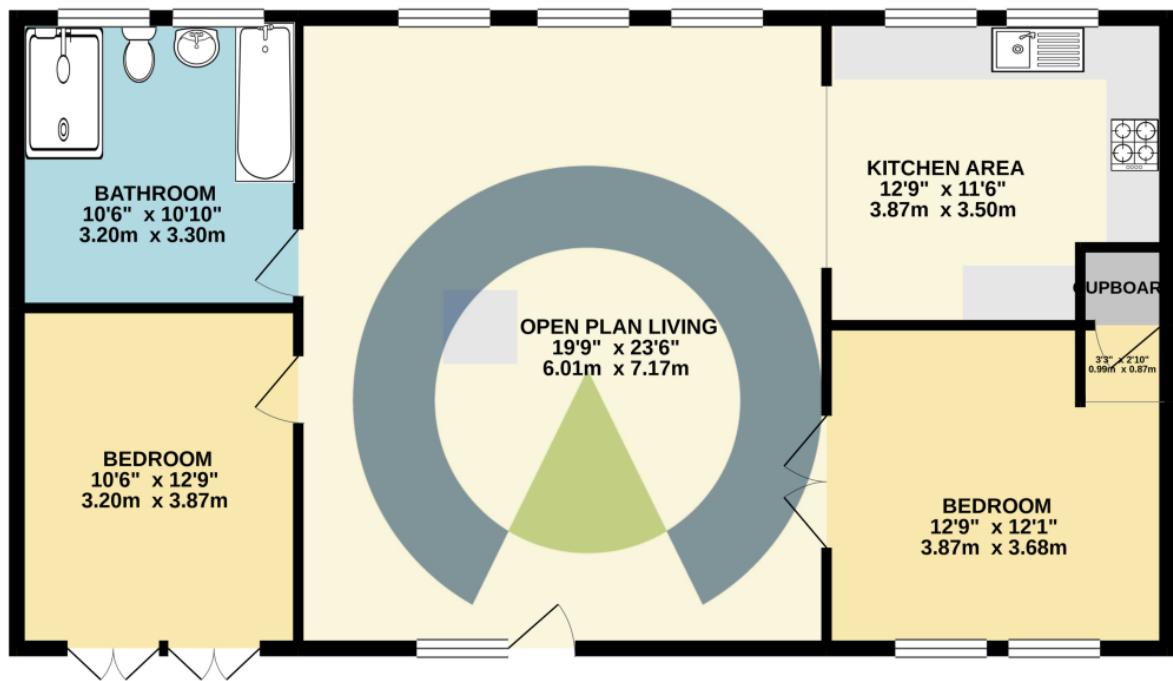
Band D

## EPC

EPC Rating D

For full EPC please contact the branch.

### GROUND FLOOR 1010 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

Bridge Street, Northampton, NN1 1NH

01604 633272 \* Northampton@your-move.co.uk



**YOUR MOVE**

Hobin Roberts

your-move.co.uk