



**Connells**

The Hawkins Building Dunster Street  
Northampton

# The Hawkins Building Dunster Street Northampton NN1 3LX

for sale  
**£140,000**



## Property Description

Nestled within the iconic former Hawkins Shoe Factory—originally constructed in the 1880s—Hawkins Court offers a rare opportunity to own a piece of town history. Formerly the manufacturer of footwear for Queen Victoria and the British Military during WWI, the building has been meticulously restored and converted into a stylish, Grade II listed residential landmark.

This contemporary apartment perfectly balances its industrial heritage with high-end modern living. The interior design showcases fine attention to detail, featuring exposed period brickwork, original timbers, and striking metal-framed, factory-style sealed unit double-glazed windows that flood the space with natural light.

**Accommodation** The property is finished to an exceptional specification throughout. The layout flows seamlessly from a welcoming entrance hall into a spacious, open-plan kitchen, living, and bedroom area. The seamless integration of industrial character with sleek, modern cabinetry and fixtures makes this a truly distinctive living space.

**Location** Situated in the heart of the vibrant NN1 district, you are never more than a short walk from the town's best amenities. Enjoy immediate access to a variety of independent cafes, trendy bars and everyday grocery stores.

Whether you are a first-time buyer looking for a home with personality or an investor seeking a high-yield property in a sought-after development, this apartment is a must-see.



## Entrance Hall

Enter via fire door to the front aspect. Two storage cupboards.

## Open Plan

### Lounge / Diner / Bedroom

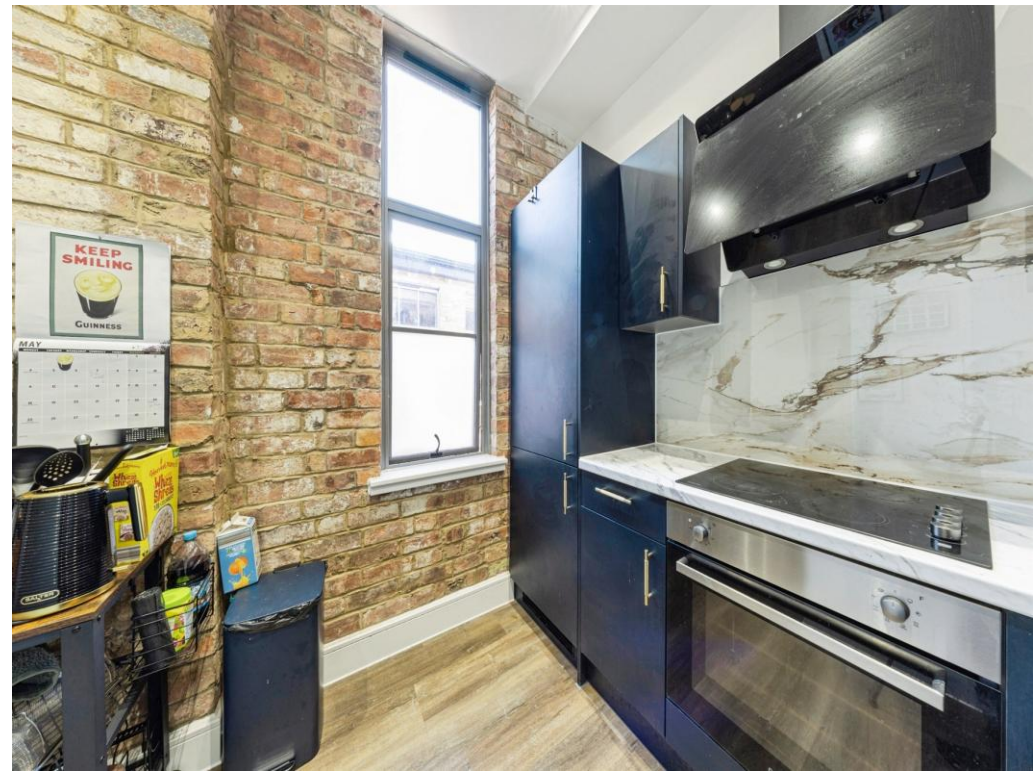
Double glazed window to the rear aspect. TV point. Wall mounted electric radiator.

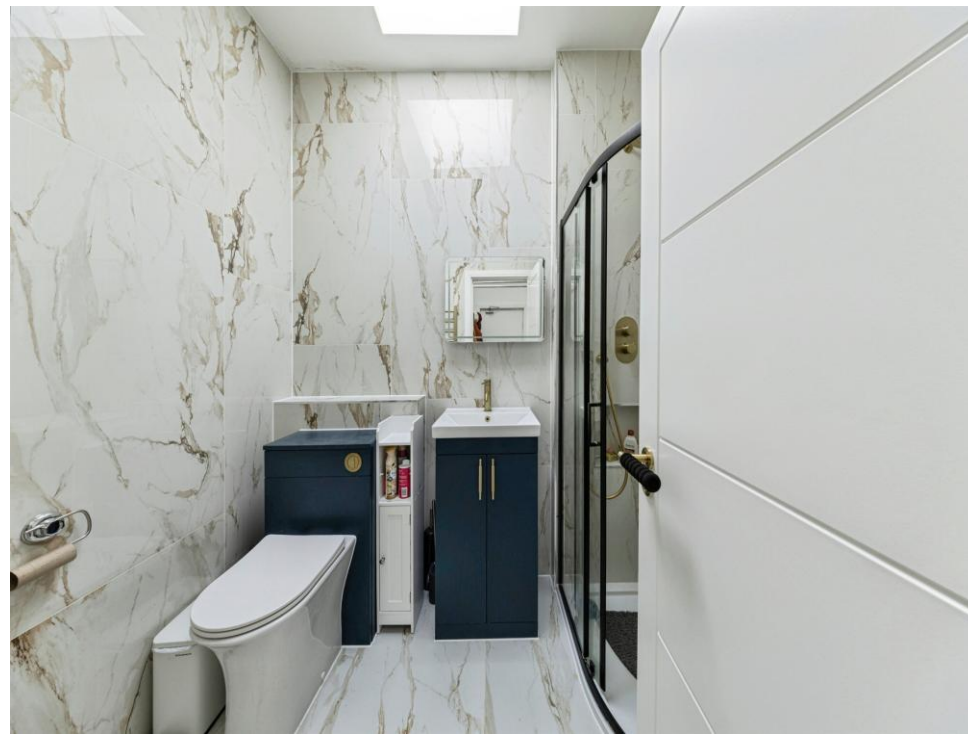
## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Integrated appliances. Double glazed window to the side aspect.

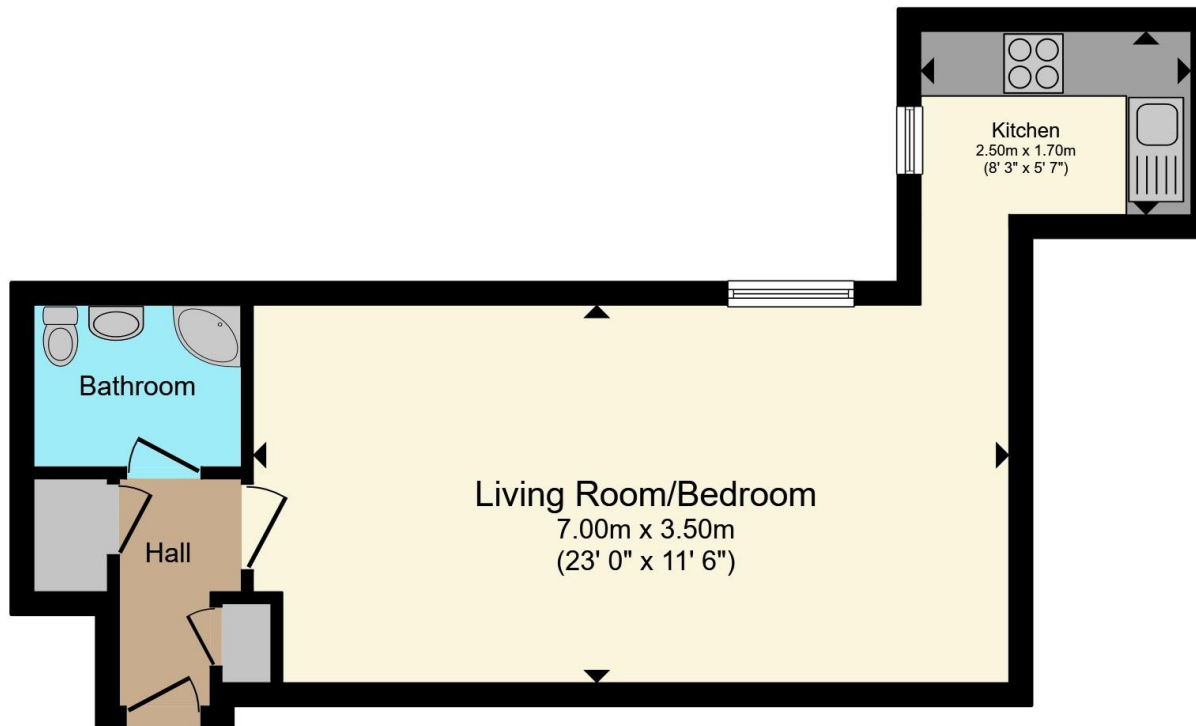
## Bathroom

Shower cubicle, wash hand basin and low level WC.,









Total floor area 36.1 m<sup>2</sup> (388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: D

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT415249](http://connells.co.uk/Property/NHT415249)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT415249 - 0002