



Apartment 6 The Factory, 59 Thrift Street | Wollaston | NN29 7AD



Matthew
Nicholas



Offers In The Region Of £149,995

A first floor one bedroom apartment in this development of eleven loft style apartments created from a turn of the century former factory in the heart of this popular village. Recently fully redecorated, the property offers an allocated car parking space, fully integrated and fitted kitchen with integrated appliances and a refitted white bathroom suite. With newly installed luxury LVT flooring, as well as PVCu double glazed windows and electric heating. An ideal first time buy or investment returning circa £800 pcm.

- Sought after village location
- Close to amenities
- Ideal investment/first time buy/retirement property
- Allocated parking
- Refitted bathroom
- No onward chain

Communal entrance door with intercom leading to the staircase and first floor landing. Door to the:

Living Area

13'0" x 14'9" (3.98 x 4.51)

Two windows to front. Electric contemporary radiator. TV point. LVT flooring. Door to Bedroom and opening through to the kitchen.

Kitchen Area

13'10" x 5'11" (4.23 x 1.81)

Fitted with a range of grey modern base and eye level units with roll edge worksurfaces above. Inset one and a half stainless steel sink with mixer tap, Ceramic hob with chimney style extraction above, electric single oven beneath. Space and plumbing for washing machine and space for fridge. Tiled splash backs. LVT flooring. Two windows to rear. Door to airing cupboard housing hot water heating unit and further door to bathroom

Bedroom

11'2" x 11'8" (3.41 x 3.58)

Two windows to front. Electric contemporary radiator. Fitted double wardrobe.

Bathroom

5'2" x 6'4" (1.60 x 1.94)

Re-fitted with a three piece suit in white including low level WC, hand wash basin and double width shower tray with thermostatic shower and rainfall head. Glazed screen. Tiled splash backs. Shaver point. Towel warmer. Extractor. LVT flooring. Obscured window to rear.

Outside

The property enjoys a single allocated parking space and use of additional guest space when required on a first come first served basis. Communal bin store.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable. Please call the office to confirm details of that charge and how to settle it.

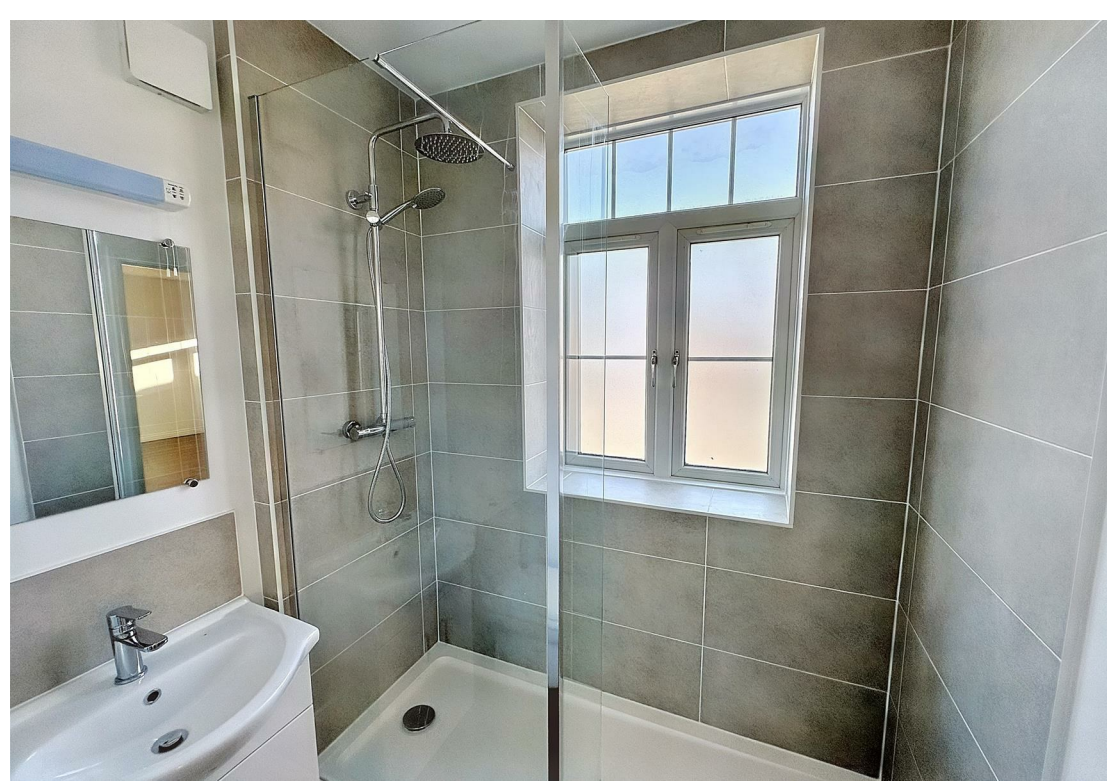
Leasehold

125 years from 1st January 2005

Service Charge £1140.00 per annum

Ownership of the flat entitles the leaseholder to a 1/11th share of The Factory (Wollaston) Management Company Ltd which owns the freehold. Further information is available on request.





Further Information



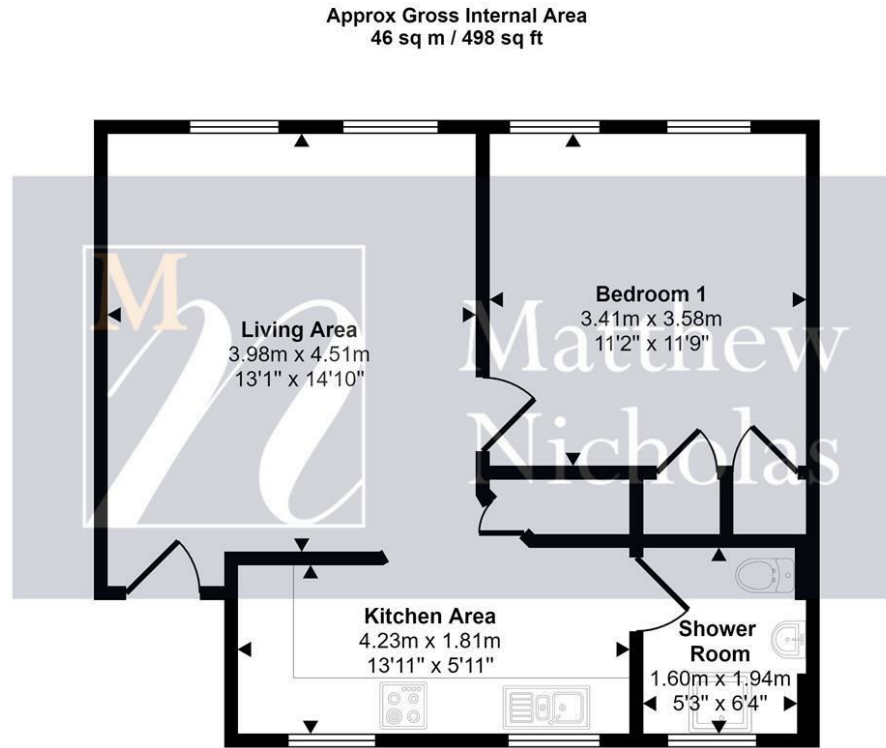
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 498.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	74
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
 Northamptonshire
 NN29 7QN

T 01933 663311
 E enquiries@matthewnicholas.co.uk
 W www.matthewnicholas.co.uk



Matthew
 Nicholas