



Apartment 10, The Factory, 59 Thrift Street | Wollaston | NN29 7AD



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## Offers In The Region Of £269,995

A stunning loft style duplex occupying the second and third floor of this turn of the century former shoe factory. Either for owner occupation Offering a share of freehold, the property has been thoughtfully upgraded and offers over 1800sq' of living space. For owner occupation or a superb investment with a yield of over 5% gross pa, the property boasts PVCu double glazing and replacement electric heating system, the apartment offers a fabulous living area including a refitted kitchen, family area and multi-purpose top floor rooms with stunning views over the Nene Valley. the master and guest bedrooms are generous and each enjoys an ensuite facility, along with a further guest WC and laundry space. Part of the top floor reception space could (stc) be converted into a further bedroom or separate study/gym. Allocated parking space.

- Stunning second and third floor loft style apartment
- Flexible living space
- Allocated parking space
- Over 1800sq' of living space
- Beautifully appointed and presented
- Share of Freehold

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

#### **Entrance Hall**

Multiple windows to the rear, electric heaters, access to all principal second floor areas including a laundry cupboard with plumbing for washing machine and space for drier.

#### **Guest WC**

Fitted with a contemporary two piece suite including a low level WC and a vanity wash hand basin, decorative tiling, tiled flooring, expelair.

#### **Family Room**

17'1" x 12'8" (5.21m x 3.87m)

Windows the front, electric heater, engineered wood flooring, staircase with galleried area on the third floor. Opens through to the

#### **Kitchen Area**

8'3" x 6'9" (2.52m x 2.07m)

Refitted with a range of base and eye level cupboards with worksurfaces above. Inset one and half bowl sink, induction hob with extraction above and single electric oven below, integrated dishwasher and fridge. Peninsular style breakfast bar, tiled splashbacks, engineered wood flooring, windows to the front and side enjoying views.

#### **Sitting/Dining Room**

13'1" x 30'3" (4.00m x 9.23m)

An incredibly versatile space spanning the length of the apartment. Velux style skylights to three aspects ,feature sloping eaves to semi-vaulted ceiling, exposed timberwork, engineers wood floor, electric heaters, into eaves storage.

#### **Master Bedroom**

23'2" x 12'3" (7.07m x 3.74m)

Two windows to the front, electric heater, door to the

#### **Ensuite**

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below, bath with shower above and glazed screen, decorative tiling, tiled flooring, expelair.

#### **Guest Bedroom**

19'11" x 8'6" (6.09m x 2.61m)

Two windows to the front, electric heater, door to the

#### **Ensuite**

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin and shower enclosure and glazed screen/door, decorative tiling, tiled flooring, expelair, window to the front.

#### **Outside**

The property enjoys a single 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

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric radiators

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

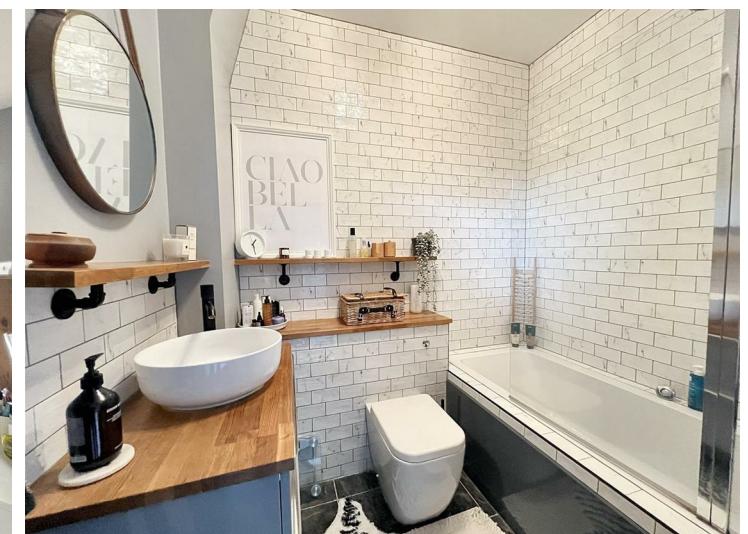
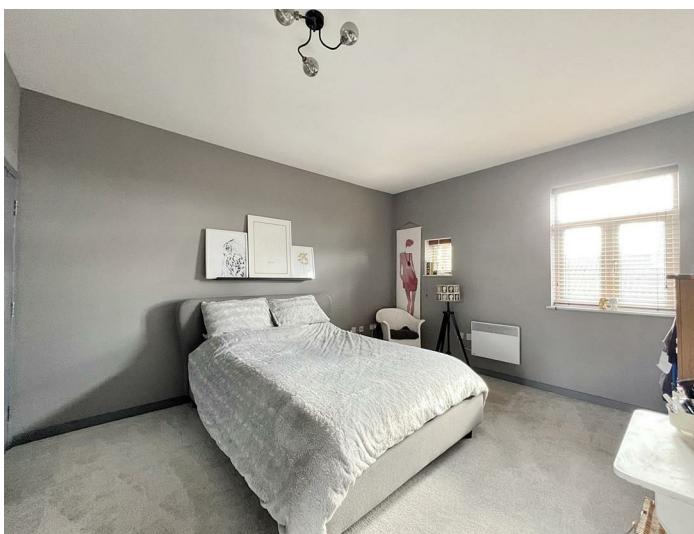
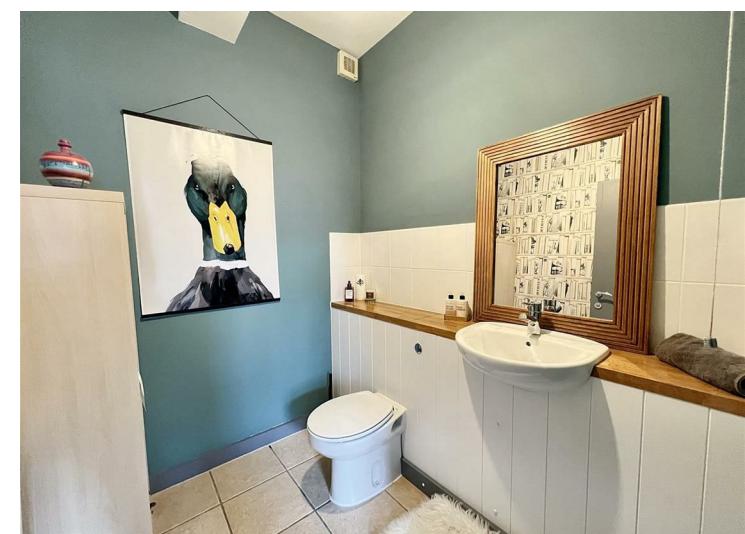
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

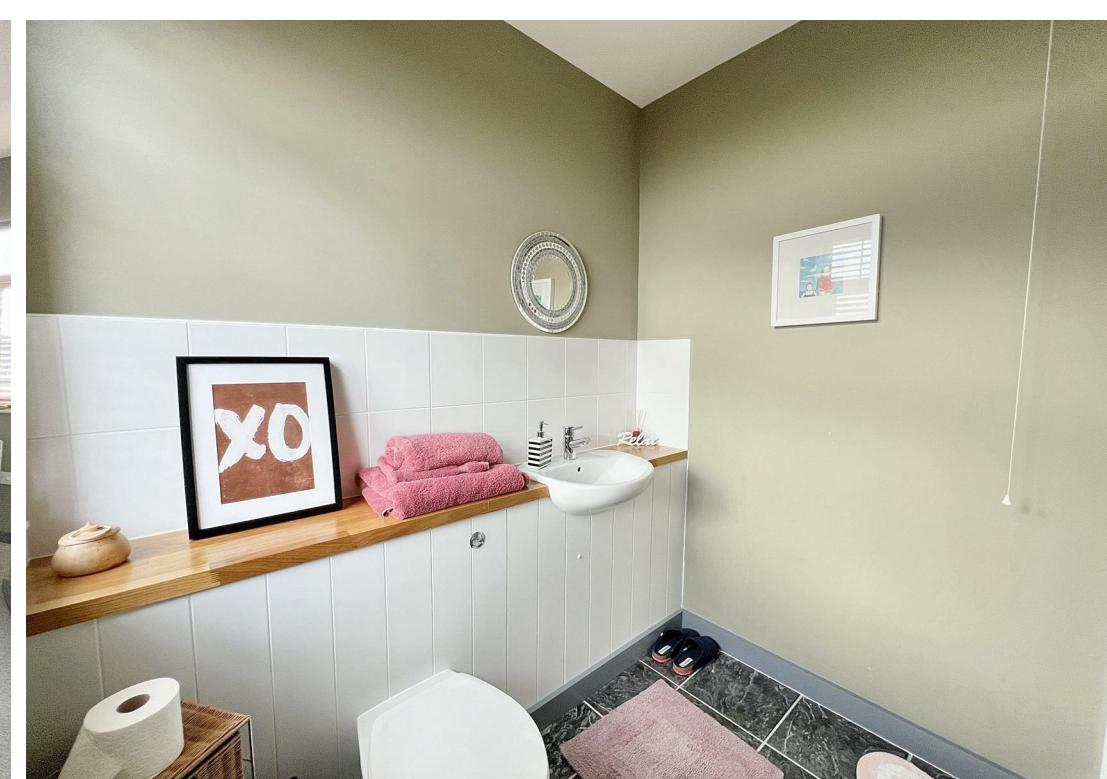
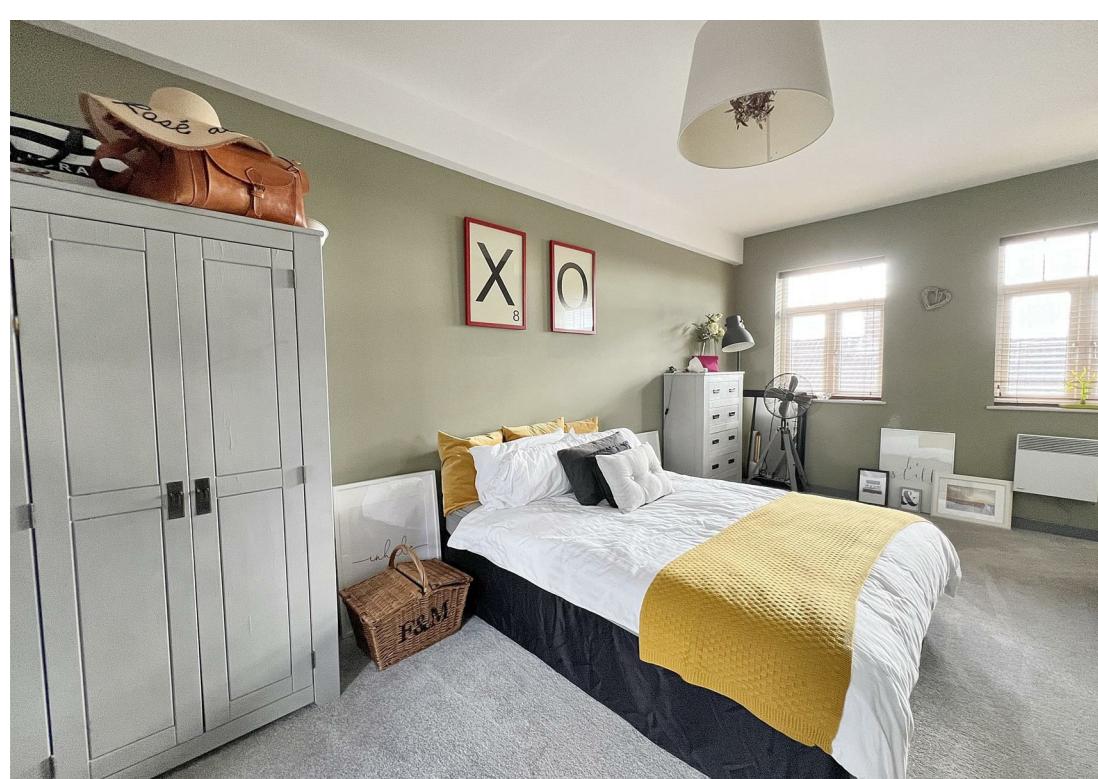
#### **Tenure**

Lease of 125 years from 1st January 2005

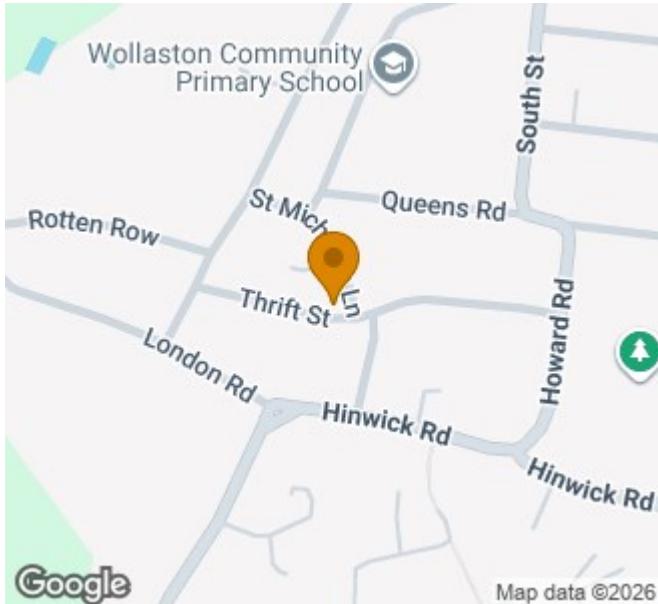
Service Charge £1140.00 per annum

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



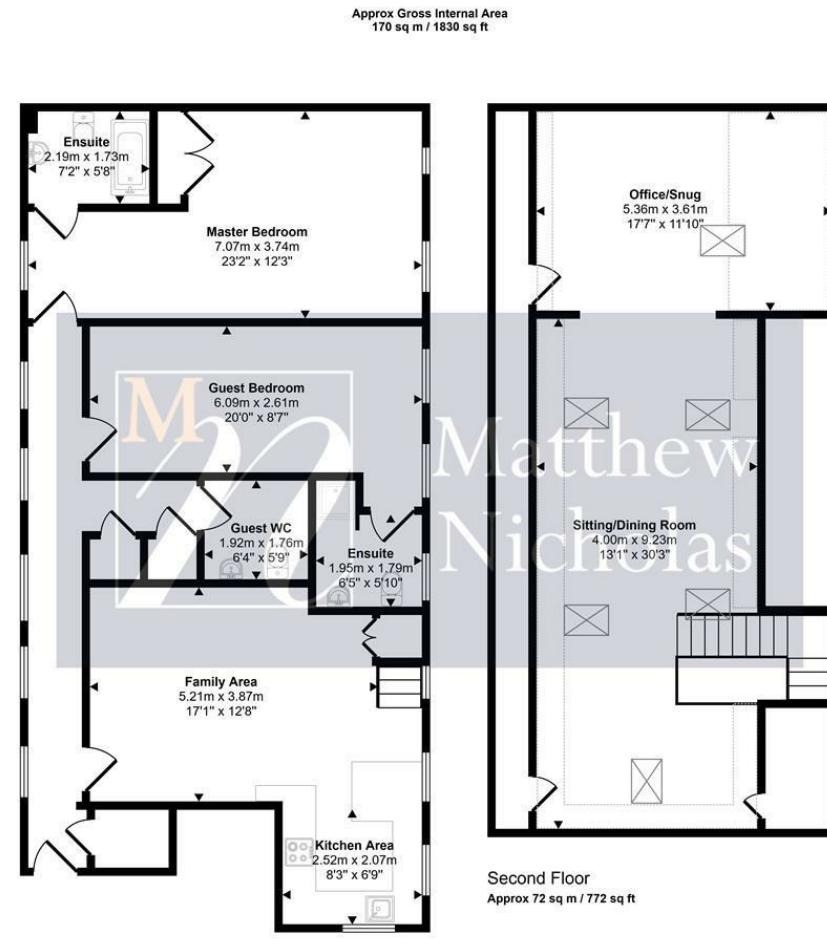
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1830.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



First Floor  
Approx 98 sq m / 1058 sq ft

Denotes head height below 1.5m

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.

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