

**35 Webbs Factory  
Brockton Street  
NORTHAMPTON  
NN2 6HA**

**£175,000**



- **RENOWNED FACTORY CONVERSION**
- **TOP FLOOR**
- **OPEN PLAN**
- **ON SITE GYM**

- **WELL PRESENTED**
- **TWO BEDROOMS**
- **ALLOCATED SECURE PARKING**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A well presented two bedroom top floor apartment in the renowned and historic Webbs Factory, converted by Clayson Loft Company in 2000. The apartment is offered in excellent condition and retains all the stylish features of the original conversion such as exposed brick walls, steelwork and wooden flooring. The accommodation comprising in brief entrance hall with storage, open plan reception containing sitting room and kitchen with integrated appliances. The property also benefits from double glazing with factory style windows, gas central heating, allocated parking in a secure gated car park and use of an on site residents only gym.

## **Ground Floor**

### **Entrance Hall**

Approached via solid entrance door, designer radiator, storage cupboard, wooden flooring, doors to;

### **Open Plan Reception Room**

23'3" x 14'2" (7.1m x 4.33m)

### **Lounge Area**

Three windows to the side aspect, two designer radiators, TV point, wooden flooring.

### **Kitchen Area**

Stainless steel sink unit set into a range of stainless steel fronted base units with granite work surfaces over, metro style wall tiling, matching wall mounted units, built in oven and hob with stainless steel canopy extractor hood over, built in dishwasher, fridge and freezer, free standing washer/dryer, tiled floor.

### **Bedroom One**

10'11" x 10'4" (3.33m x 3.17)

Two windows to the side aspect, designer radiator, double fitted wardrobe, wooden flooring.

### **Bedroom Two**

9'6" x 10'4" (2.92m x 3.17)

Window to the side aspect, designer radiator, fitted wardrobe, wooden flooring.

### **Bathroom**

7'3" x 6'1" (2.21m x 1.87m)

Modern suite comprising glass mounted wash hand basin, low level wc, "P" shaped bath with curved shower screen and mains powered shower over, fully tiled to the main area, half tiled to the remainder, extractor fan.

### **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: C

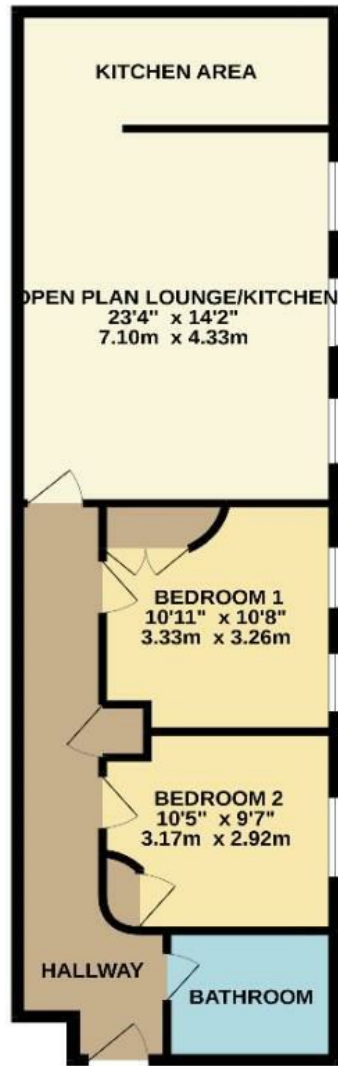
The vendor informs us there are approximately 99 years remaining on the lease, the service charges are approximately £136 per month including water, car park maintenance and use of the on site gym, the buildings insurance is £80 per month, and the ground rent is £150 per year.

### **Directions**

No 35 is located to the rear of the building. As you enter Brocton Street turn left, next right and right again and the access gates will be directly in front.

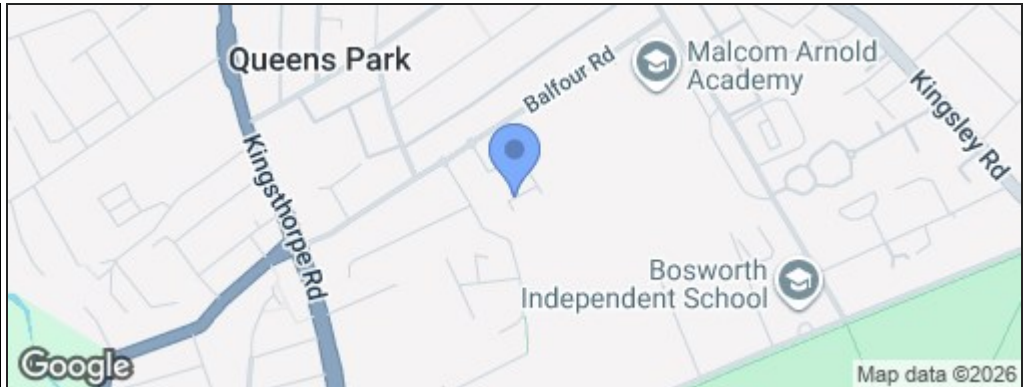


GROUND FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.