



**Connells**

The Hawkins Building Dunster Street  
Northampton

# The Hawkins Building Dunster Street Northampton NN1 3LX

for sale  
**£170,000**



## Property Description

Welcome to Hawkins Court, a landmark Victorian building originally constructed in the 1880s. Once the prestigious home of the George Thomas Hawkins factory—renowned for supplying boots to Queen Victoria and the team that first conquered Mount Everest—this iconic site has been sympathetically converted to the highest standard.

This exceptional one-bedroom apartment offers a refined living experience, retaining the original charm of its industrial heritage while providing a sleek, modern finish.

The property features a welcoming entrance hall leading into a light-filled, open-plan lounge, dining, and kitchen area—an ideal space for entertaining. The double bedroom is spacious and tranquil, complemented by a stunning, high-specification shower room finished with premium fixtures.

Ideally positioned for convenience, the apartment is a short distance from Northampton Town Centre, local amenities, and Northampton General Hospital. Commuters are perfectly catered for, with Northampton Train Station offering direct services to London Euston in under an hour.

The building still proudly displays the Royal Warrant granted by Queen Victoria above the main entrance, serving as a reminder of its illustrious past. Whether it's the history of the Boer War or the legacy of the Mount Everest expedition, living at Hawkins Court means living in a piece of British history.

This property is offered with no onward chain and includes one secure parking space.



## Entrance Hall

Enter via fire door to the front aspect. Wall mounted electric radiator. Intercom. Two storage cupboards.

## Open Plan Kitchen / Lounge

Wall and base units. Worksurfaces. Sink and drainer unit. Two double glazed windows to the front aspect. Two double glazed windows to the side aspect. Integrated dishwasher, fridge-freezer and microwave. Electric hob with hood over. Wall mounted electric radiator. TV point.

## Bedroom One

Two double glazed windows to the front aspect. Wall mounted electric radiator.

## Shower Room

Shower cubicle, Wash hand basin and low level WC. Towel rail. Electric fan.

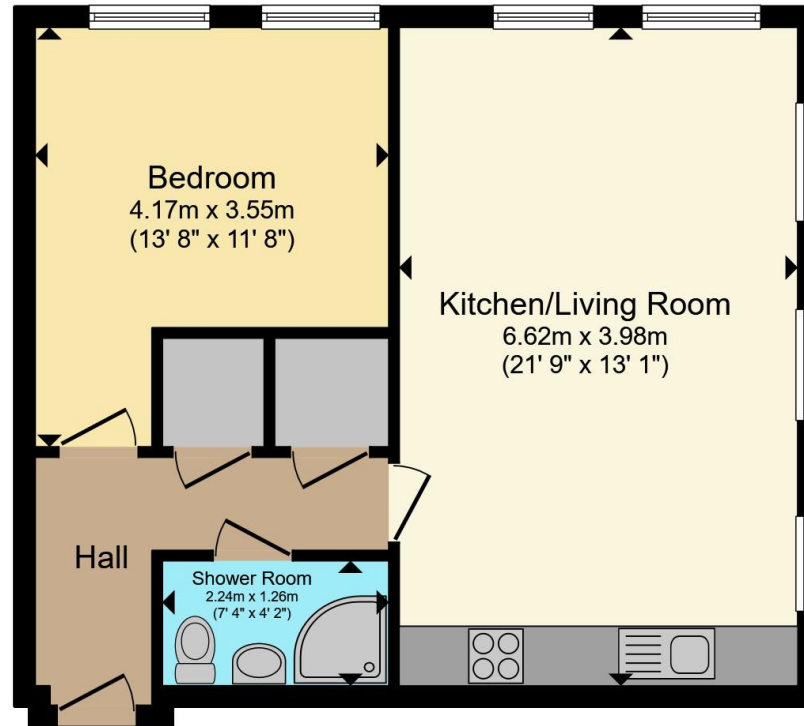
## Parking

One allocated secure parking space.









Total floor area 50.8 m<sup>2</sup> (547 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)



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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: E Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.

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