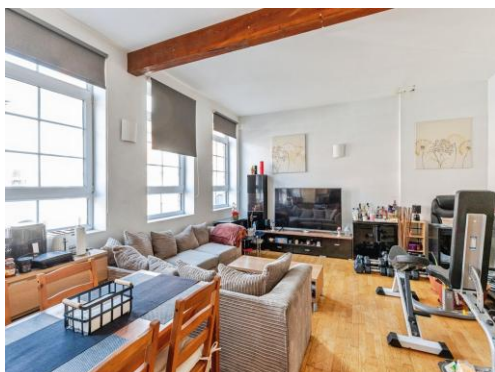




Connells

Artizan Road
Northampton



Property Description

Connells are delighted to present this impressive ground-floor apartment, perfectly balancing industrial charm with contemporary living. Set within a sought-after factory conversion, this property offers a unique living experience in one of the area's most convenient locations.

The Living Space The heart of the home is a generously proportioned, open-plan kitchen and living area. With high ceilings and large windows (typical of this historic building), the space is flooded with natural light, creating an airy, welcoming atmosphere perfect for entertaining or relaxing. The modern kitchen is equipped with sleek cabinetry and integrated appliances, designed for both style and functionality.

Bedrooms & Bathroom The property features two well-proportioned bedrooms, offering flexible space for a home office, guest room, or primary suite. The bathroom is finished to a high standard with modern sanitaryware and contemporary tiling.

Situated just a short walk from the popular Wellingborough Road, you are on the doorstep of the area's best independent boutiques, coffee shops, and restaurants. Commuters will benefit from excellent transport links, with easy access to the town centre and major road networks.

Entrance Hall

Enter via wooden door. Intercom.

Kitchen / Lounge / Diner

Four double glazed windows to the front aspect. Two wall mounted radiators. TV point. Wall and base units. Sink and drainer unit. Gas hob with over.

Bedroom One

Double glazed window to the side aspect. Wall mounted radiator.

Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

Bathroom

Bath, Wash hand basin and low level WC. Wall mounted radiator.







Total floor area 50.4 m² (543 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

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To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1871.40

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT412947

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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