



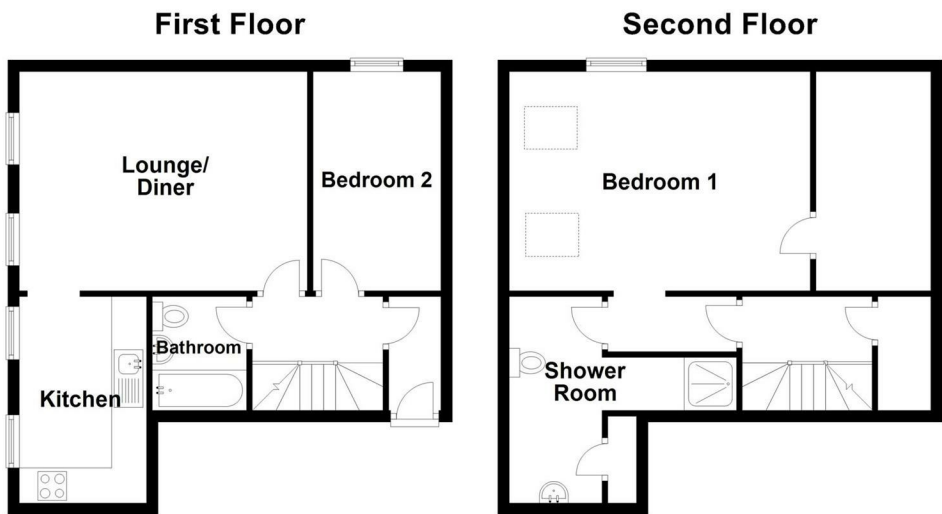
LOCAL AMENITIES

Higham Ferrers is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists, and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants, and leisure facilities and is only a short drive from the home.

HOW TO GET THERE

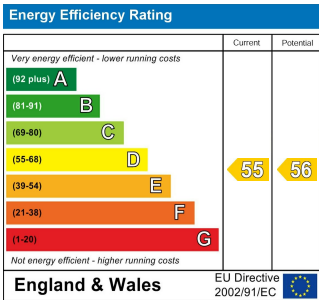
From Northampton take the A45 in a westerly direction towards A14. Continue past Wellingborough and at the roundabout at Rushden Lakes Shopping Centre take the third exit onto Northampton Road. Take the 5th turning on the left onto Warmonds Hill where the property can be found on the right hand side.

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Not to scale. For illustrative purposes only

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Flat A5 South Building The Borough Shoe Factory Warmonds Hill, Higham Ferrers, Rushden, Northamptonshire, NN10 8PQ



For Auction - Guide £135,000 to £150,000

FOR SALE BY LIVE NATIONAL AUCTION ON TUESDAY 19TH AUGUST 2025
GUIDE PRICE: £135,000 TO £150,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773
A bright and spacious first and second floor duplex apartment within a characterful converted shoe factory. The apartment features an open plan living area and fitted kitchen, bathroom and double bedroom. Upstairs is a generous master bedroom with ensuite, velux windows and high ceilings. Outside is an allocated parking space.

ACCOMMODATION

ENTRANCE PORCH

Accessed via a front door from the communal first floor hallway with an internal door leading to the main entrance hall.

PRIVATE ENTRANCE HALL

With stairs rising to the first floor, under stairs storage and doors leading to the bathroom, bedroom two and also to:-

LOUNGE

16'5 x 12'6

Two double glazed side windows and an open archway leading to the kitchen.



BEDROOM TWO

12'6 x 9'3

This double bedroom has a double glazed window to the side elevation.



KITCHEN

11'9 x 7'3

Fitted with matching wall and floor mounted cabinets, work surfaces incorporating a sink and drainer unit. Fitted integrated appliances comprise electric oven and four ring electric hob under an extractor fan and there is also an integrated dishwasher. (None of these appliances have been tested). There is space for a fridge/freezer and two double glazed windows to the front elevation.

BATHROOM

6'6 x 5'4

A white suite comprising WC, wash hand basin and bath with shower over.



FIRST FLOOR

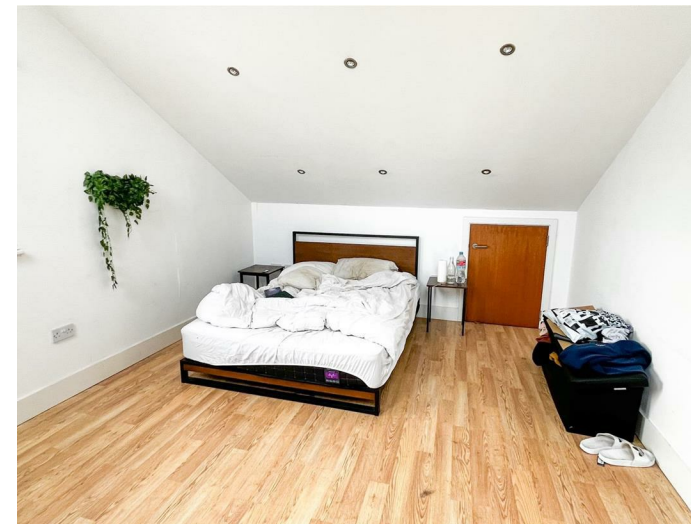
LANDING

With stairs from the entrance hall, storage cupboard and access via steps to the main bedroom and a door to the bathroom.

BEDROOM ONE

17'2 x 12'0

This spacious room has high ceilings, double glazed window to the side elevation and two Velux windows together with storage into the eaves.



ENSUITE SHOWER ROOM

11'3 x 6'8

Suite comprising WC, wash basin and cupboard with hot water tank and a double shower. Velux window to the side elevation.



OUTSIDE

There is one allocated parking space.

SERVICES

We believe mains drainage and electricity are connected.

COUNCIL TAX

North Northamptonshire Council - Band B

TERMS OF THE LEASE

125 years lease from 21st October 2005. Ground rent is £100 per annum and service charge is approximately £976.26 per annum.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).