



SERVICES

Main drainage, gas, water and electricity are connected.

LOCAL AMENITIES

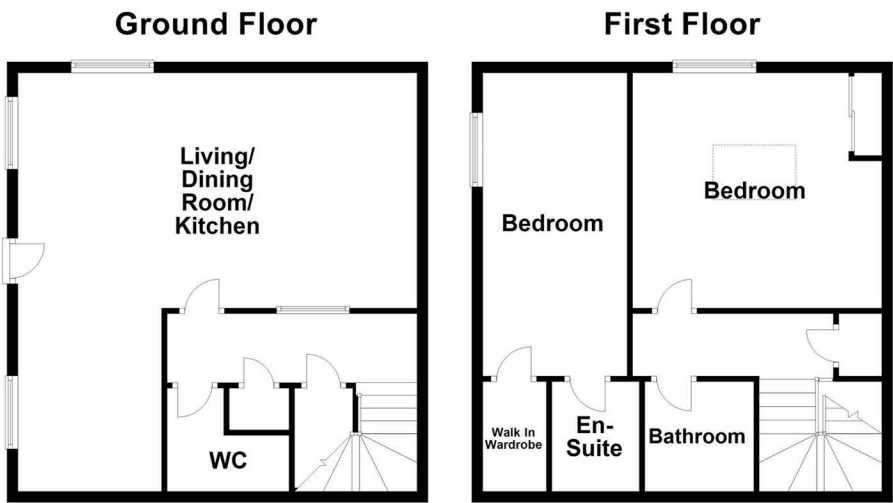
The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. There is a bus service from the Wellingborough Road to Weston Favell Shopping Centre and Northampton. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

HOW TO GET THERE

From Northampton town centre proceed in a easterly direction along the A4500 Wellingborough Road passing Abington Park and proceed through Weston Favell passing

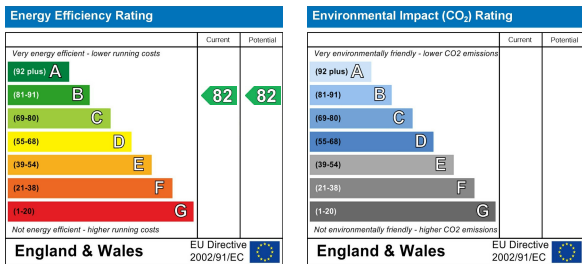
the Tesco shopping centre on your left. At the next roundabout take the second turning on the right into Little Billing Way and then first left into Fishpond Road and then first left again into Leatherworks Way. Follow this road around and proceed down the hill where the property can be found right at the bottom on the left hand side.

DOIMB07072025/0016



Not to scale. For illustrative purposes only

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Flat 2 36 Leatherworks Way, Little Billing, Northampton, Northamptonshire, NN3 9EP



Asking Price £220,000 Leasehold

A very well presented and spacious two double bedroomed duplex apartment situated in the Grade II Listed Art Deco building located at the end of a no through road on the former Pearce Leatherworks site which was redeveloped in 2016. The accommodation comprises communal entrance hall with telecom entry system, private entrance hall, cloakroom, 25 foot open plan living/dining/kitchen area and to the first floor there are two bedrooms with ensuite and walk in wardrobe to bedroom one, bedroom two and a family bathroom. Outside there are communal gardens, bin and bike storage and two allocated parking spaces.

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a telecom entry system and this leads to:-

PRIVATE ENTRANCE HALL

13'8 x 3'9

Two radiators, storage cupboard, stairs to the first floor, glass block wall, telecom entry receiver and doors to:-



CLOAKROOM

Suite comprising WC, wash hand basin, radiator, extractor and spotlights.



OPEN PLAN LIVING/DINING/KITCHEN

25'1 x 24'0 maximum

This superb L shaped open plan room comprising:-

LOUNGE AREA

Double glazed windows to the side and rear, wood panelling, radiator, space for table, double glazed door to the side and opening onto:-



KITCHEN AREA

Modern fitted range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, double oven, hob, extractor, fridge/freezer, washer/dryer and dishwasher. Double glazed window to the side and double radiator.



FIRST FLOOR

LANDING

Radiator, storage cupboard and doors leading to:-

BEDROOM ONE

18'2 x 8'8

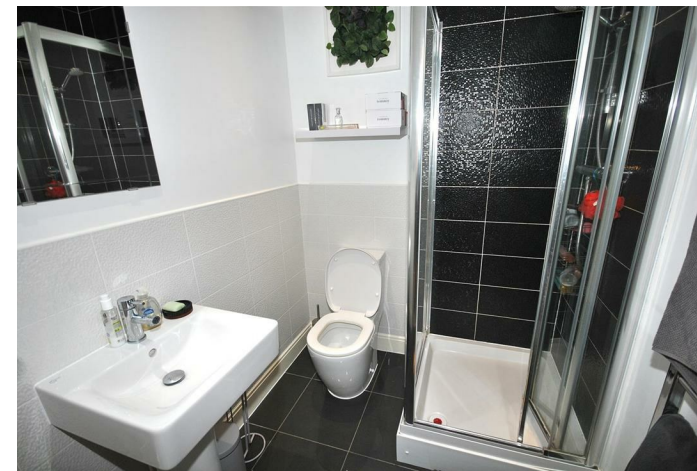
Double glazed window to the side and radiator. Door to:-



ENSUITE

6'2 x 5'2

Suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors, shower, tiled splashbacks, chrome wall mounted towel radiator and extractor.



WALK IN WARDROBE

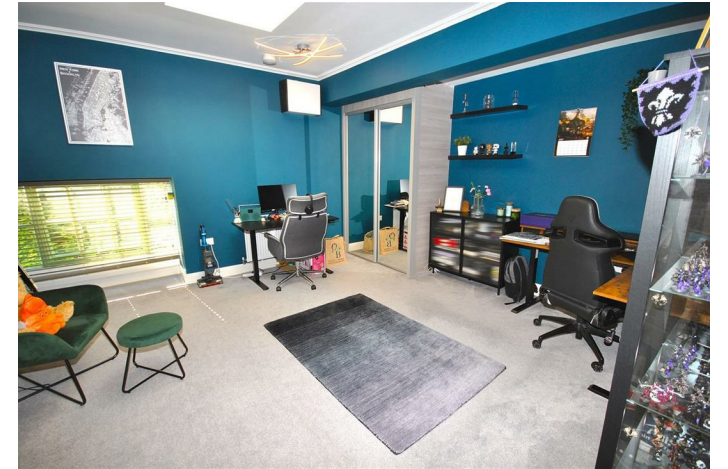
6'2 x 4'2

Shelving and hanging space.

BEDROOM TWO

14'9 x 14'11

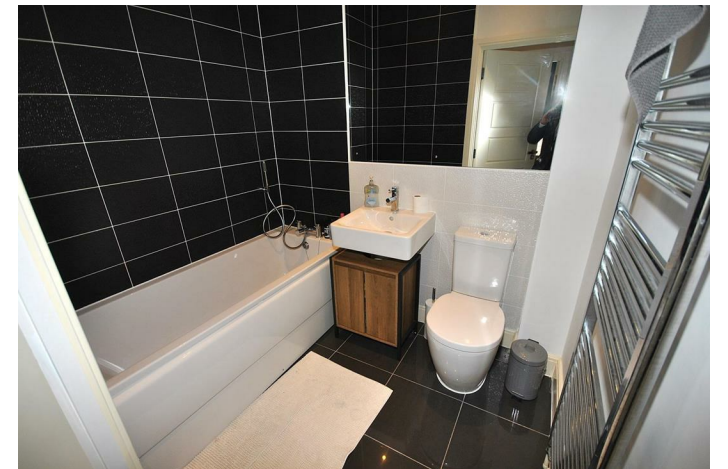
Double glazed window to the side, built in double mirrored wardrobe, large atrium sky light and radiator.



BATHROOM

6'8 x 5'4

Suite comprising WC, wash hand basin, panelled bath with shower attachment, chrome wall mounted towel radiator and extractor.



OUTSIDE

COMMUNAL GARDENS

To the rear of the property and mainly laid to lawn. Two allocated parking spaces and communal bin and bike storage.

LEASE DETAILS

140 years remain on the lease. The service charge is £2,200 per annum.

For further information on viewing call 01604 230222