

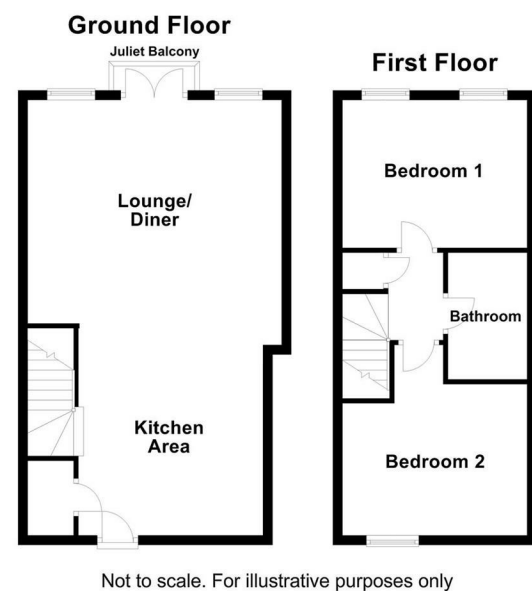


service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

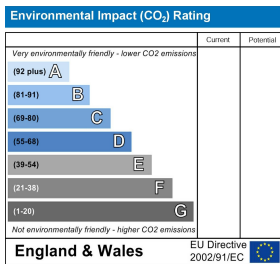
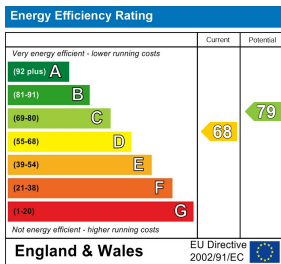
COUNCIL TAX
West Northamptonshire Council - Band D

HOW TO GET THERE
From Northampton town centre proceed in an easterly direction along the Wellingborough Road. On passing the Spread Eagle Public House turn left into Artizan Road and take the third turning on the left into Henry Street. The Top Boot Factory can be found halfway down on the left hand side.

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

1 Top Boot Factory, 20 Henry Street, Abington, Northampton, Northamptonshire, NN1 4JE



Asking Price £175,000 Leasehold

A very stylish and spacious two double bedroomed first floor duplex apartment situated in a Victorian factory conversion located in the popular residential area of Abington. The accommodation comprises communal entrance hall, entrance, superb open plan 27' x 19' lounge/diner/kitchen with built in appliances. On the ground floor there are two double bedrooms and a family bathroom. Outside there is a communal roof terrace and a secure underground allocated car parking space set behind remote controlled gates. The property benefits from UPVC double glazing, gas radiator central heating and is being sold with vacant possession and no upper chain.

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ACCOMMODATION

COMMUNAL ENTRANCE

Enter via a telecom entry system, doors and stairs to upper floor.

ENTRANCE

Enter via a UPVC double glazed front door with obscure glass windows and window above, opening straight into:

LOUNGE/DINER/KITCHEN

27'9" x 19'8"

A superb open plan room. The kitchen area comprises a range of base and eye level units with granite worktops and splashbacks, breakfast bar, stainless steel sink with chrome mixer tap, built in appliances include oven, hob, extractor, built in dishwasher, fridge/freezer, wood flooring and spotlights. Opening onto:-



LOUNGE/DINING AREA

Two radiators and covers, wood flooring, exposed brick walling, two UPVC double glazed windows and french doors to the front with Juliet balcony, modern lighting, cupboard housing the gas combination boiler with storage cupboard above and stairs leading down to the ground floor.



KITCHEN AREA



GROUND FLOOR

INNER HALLWAY

A utilised storage cupboard with washing machine and worktop and doors to:-

BEDROOM ONE

12'8" x 10'3"

Two UPVC double glazed window to the front and radiator.



BEDROOM TWO

12'7" x 9'11"

UPVC double glazed window with glazed glass to the rear, radiator and modern lighting.



BATHROOM

8'9" x 5'5"

Panelled bath with shower attachment and glass screen, wash hand basin, WC and a chrome wall mounted radiator.



OUTSIDE

There is a communal roof terrace with a large decked area with outside lighting on the first floor of the block. There is also one allocated secure car parking space set behind remote controlled gates underground.



TERMS OF THE LEASE

The property is offered with the benefit of a 999 year lease which commenced the 14/7/06. The current service charge is £1450.50 p.a.

All apartments hold an equal share in the Top Boot Management Company Ltd.

SERVICES

Gas, water and electricity are connected. (None of these services has been tested).

LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus

For further information on viewing call 01604 230222