



Apartment, 8 Gaiter & Spat, 1 Ethel Street,
Northampton, Northamptonshire, NN1 5ER



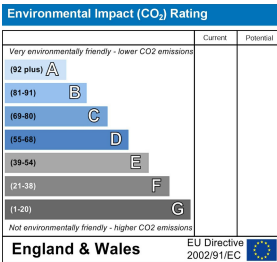
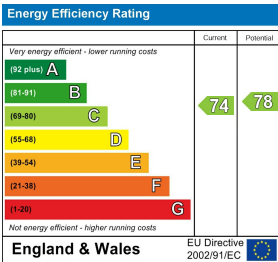
Not to scale. For illustrative purposes only



Asking Price £265,000 Leasehold

A fantastic opportunity to purchase a contemporary penthouse apartment situated in the popular location of Abington. Gaiter & Spat building converted by Clayson Loft company offering spacious apartments with spacious characterful living space offering views over neighbouring rooftops. This duplex penthouse apartment offers fantastic internal floorspace extending to approximately 1,200 square feet with a 31ft open plan lounge/kitchen/diner with balconies to the front and rear elevations. The accommodation is entered via a secure communal staircase with the accommodation comprising an entrance hall, bedroom two, family bathroom, open plan lounge/kitchen/diner with the master bedroom and ensuite to the first floor. Externally there is two secure off-road parking spaces.

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ACCOMMODATION

ENTRANCE HALL

9'02 x 7'08

Entered via a solid wood front door, there is a integrated storage cupboard with stairs rising to the first floor, a glass window and timber door leading to:-

KITCHEN/LOUNGE/DINER

30'10 x 14'08

A fabulous open plan living area offering a wealth of character features with exposed beams and brickwork and column radiators.

LOUNGE

There are glazed patio doors leading to a balcony to the front elevation as well as a window to the front with column radiator to the side, exposed floorboards. This rooms opens to:-



DINING AREA

The dining area presents a double door leading to a Juliet balcony to the rear and access to :-



KITCHEN

The kitchen is separated by a granite breakfast bar with a range of floor and wall mounted stainless steel fronted cabinets, with integrated dishwasher, washing machine, fridge/freezer, four ring gas hob with extractor above and oven below, granite worktops with sunken stainless steel sink and tap over, tiled splash backs and a window to the rear elevation. There i a cupboard containing the combination boiler.



BATHROOM

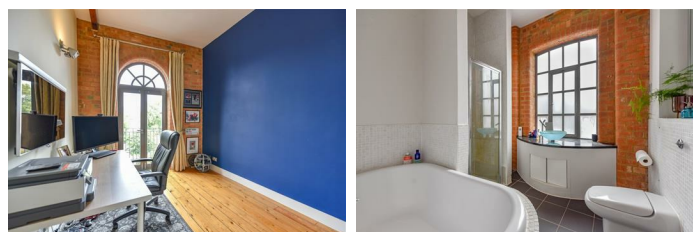
9'06 x 9'02

A stylish room with exposed brickwork, mosaic tiled walls and suite comprising shower, bath, WC, hand wash basin with storage below.

BEDROOM TWO

12'01 x 9'01

There is a double door leading to the front elevation with Juliet balcony, exposed brickwork with exposed wood flooring, There is space for a bed and TV points connected. This room benefits from double integrated storage cupboards.



FIRST FLOOR

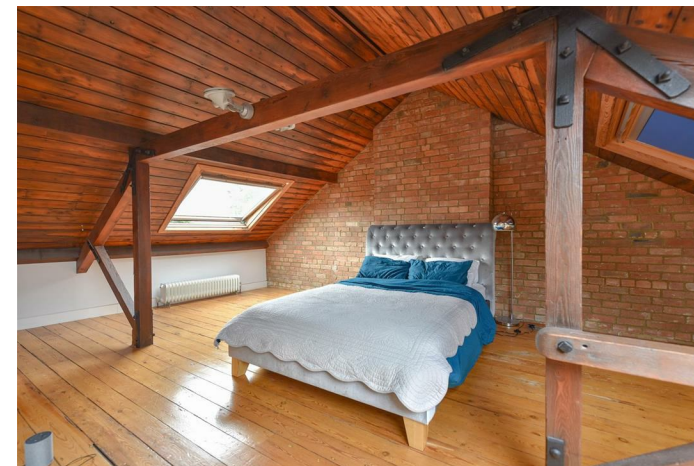
LANDING

With integrated storage cupboards and a Velux to the rear elevation. There is a door to:-

BEDROOM ONE

21'09 x 16'05

This room presents a true loft conversion with exposed beams, panelling, exposed brickwork and floorboards, low level column radiators with Velux windows to the front and rear elevations. There is space for a super king sized bed with TV points connected and a door leading to:-



ENSUITE

9'02 x 7'07

Suite comprising of single shower with tiled walls, WC, hand wash basin with vanity below, a heated hand rail with Velux window to the rear elevation.



OUTSIDE

There is off-road parking accessed via a secure electric gate. The property comes with two designated off road parking space.



TERMS OF LEASE

The property has 104 years remaining. Monthly service charge of £95 and annual ground rent of £150.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

Northampton Council - Band D

LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafés and public houses. The Northampton central bus station, Northampton railway station and the Grosvenor Shopping Centre are situated within a quarter of a mile distance. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

HOW TO GET THERE

From Northampton town centre proceed in a easterly direction along the A5123. On reaching Becketts Park continue northbound on the A5123 and proceed up Cheyne Walk taking the right onto Billing Road and passing the hospital. Take a left onto Cyril Street and proceed to the end onto St Edmunds Road. Turning into the second right onto Ethel Street. Proceed to the end where the property can be found.

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For further information on viewing call 01604 230222