



turning on the left into Henry Street. The Top Boot Factory can be found halfway down on the left hand side.

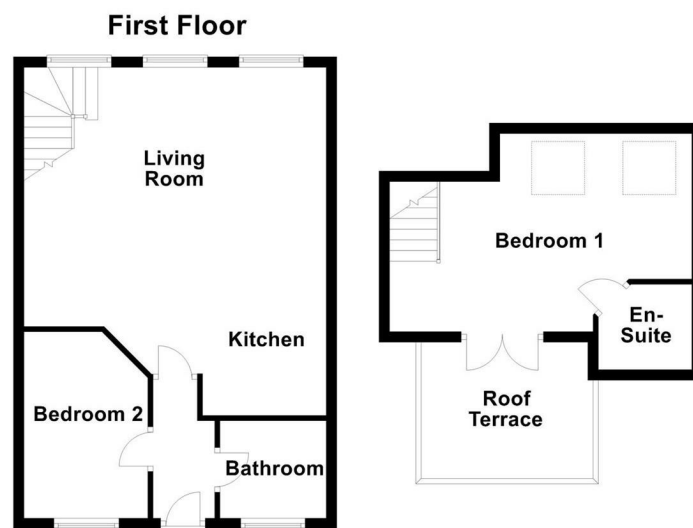
**COUNCIL TAX**

Northampton Borough Council - Band D  
AWA Water Charge

**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.

**DOIMB26062019/8492**



Not to scale. For illustrative purposes only

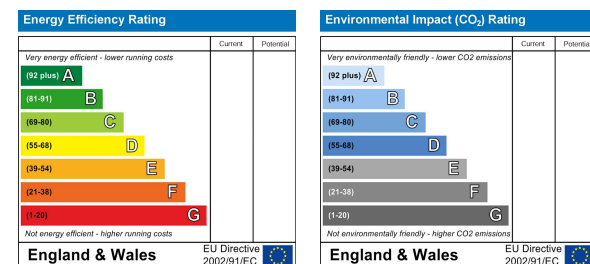
# 4 Top Boot Factory, 20 Henry Street, Abington, Northampton, Northamptonshire, NN1 4JE



## £185,000 Leasehold

A very stylish two double bedroomed second floor duplex apartment with roof terrace situated in Victorian factory conversion located in the popular residential area of Abington. The accommodation comprises communal entrance hall, private entrance hall, a superb open plan 21' x 20' lounge/dining/kitchen with built in appliances, bedroom two and a family bathroom. Upstairs is the master bedroom with en-suite shower room and roof terrace. There is a secure allocated parking space set behind remote control gates. The property benefits from Upvc double glazing, gas radiator central heating.

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## ACCOMMODATION

### COMMUNAL ENTRANCE

Enter via telecom entry system, stairs to upper floors, door to:

### ENTRANCE HALL

Enter via hardwood front door, wood flooring, radiator, doors to:

### LOUNGE/DINING/KITCHEN

21'0" x 20'0"



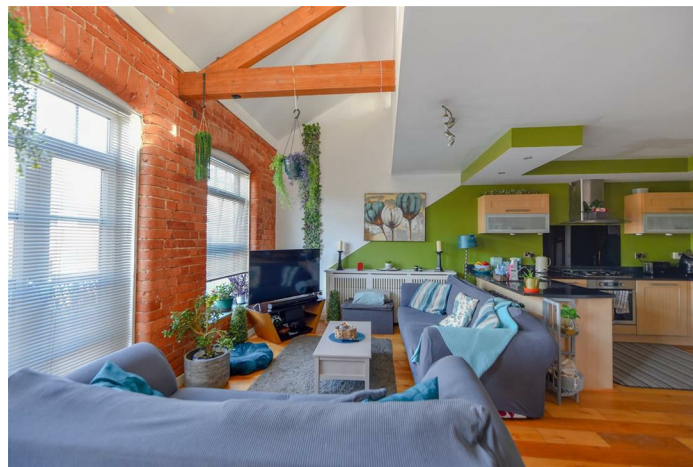
### KITCHEN AREA

Fitted with a range of base and eye level units, granite worktops and splash backs, single sink and drainer with chrome mixer tap, built in appliances include oven, hob and extractor, fridge, dishwasher, washing machine, wood flooring, spotlights, opening onto:



### LOUNGE/DINER

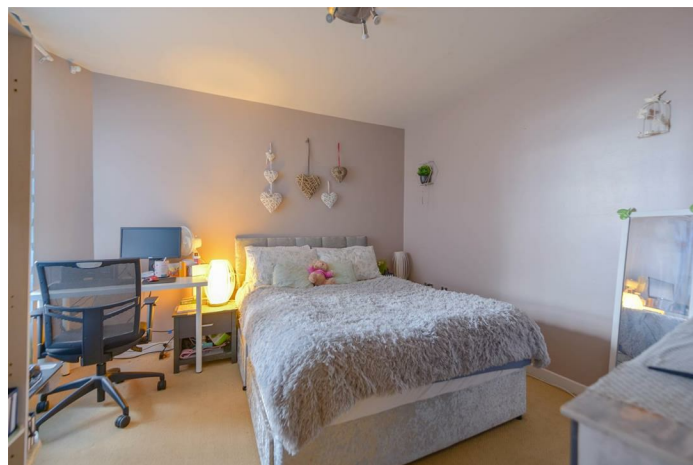
Vaulted ceiling with wooden beams, exposed brick walling, wood flooring, two Upvc double glazed windows and french doors to front with Juliet balcony, two radiators, moder lighting, t.v, point, stairs to upper floor:



### BEDROOM TWO

11'7" x 10'7"

Upvc double glazed window to rear, radiator:



### BATHROOM

5'8" x 5'7"

Three piece suite comprising w.c, wash hand basin, panel bath with shower and glass screen, half tiled, extractor, chrome wall mounted radiator, spotlights:



### BEDROOM ONE

20'0" x 12'8"

Wood flooring, two velux roof windows, radiator, Upvc double glazed windows and french doors to roof terrace:



### ENSUITE

7'2" x 5'3"

Walk in shower with soak away floor, glass screen, w.c, wash hand basin, half tiling, chrome wall mounted radiator:



### ROOF TERRACE

Private roof terrace accessed from bedroom one, wooden decked floor, enclosed by brick walling, small access door to store cupboard housing the gas combination boiler. The roof terrace enjoys a sunny aspect and privacy.



### PARKING

There is a under cover secure allocated parking space set behind remote control gates with access door to stairwell:



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. (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 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.

### 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

For further information on viewing call 01604 230222