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## Duke Street, Northampton, NN1 3BA

£180,000 - Offers Over Flat

2 1 1



Department: Sales

Tenure: Leasehold





## Property Summary

STYLISH FACTORY CONVERSION APARTMENT. A stylish first floor flat situated in this stunning former factory building. The property is situated in the central NN1 district of the town with all local amenities close by to include pubs and bars, cafes, eateries, and everyday grocery stores.

## Features & Utilities

- ✓ First Floor Apartment
- ✓ Former Factory Conversion
- ✓ Two Bedrooms
- ✓ Sitting Room with Exposed Brickwork & Balcony
- ✓ Newly Fitted Kitchen
- ✓ Highly Recommended

# Property Overview

## STYLISH FACTORY CONVERSION APARTMENT.

A stylish first floor flat situated in this stunning former factory building. The property is situated in the central NN1 district of the town with all local amenities close by to include pubs and bars, cafes, eateries, and everyday grocery stores.

The conversion has been done to an industrial style with character features to include exposed brickwork, timbers and metal columns and metal framed sealed unit double glazed factory style windows. There is an entrance hall with intercom receiver and storage cupboard, open plan living/kitchen area, two bedrooms and a bathroom. Electric Heating. An ideal first time or investment purchase.

EPC Rating: E. Council Tax Band: D

## LEASEHOLD INFORMATION

We have been advised of the following:

Ground Rent: £100 pa

Service Charge: £2256 pa

Review Date: 1st March

125 Year Lease From 1st April 2001

This information would need to be verified by your chosen legal representative.

## FIRST FLOOR

### HALLWAY

### KITCHEN/LIVING AREA

### BEDROOM

## BEDROOM

## BATHROOM

### MATERIAL INFORMATION

Type – Flat  
Age/Era – Ask Agent  
Tenure – Leasehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D

EPC Rating – E  
Electricity Supply – Mains  
Gas Supply – No Gas  
Water Supply – Mains  
Sewerage Supply – Mains

Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Electric Heating

Parking – No Parking Available  
EV Charging – Ask Agent  
Accessibility – Lift

Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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