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# Dunster Street, The Mounts, Northampton, NN1 3LX

£180,000 Apartment



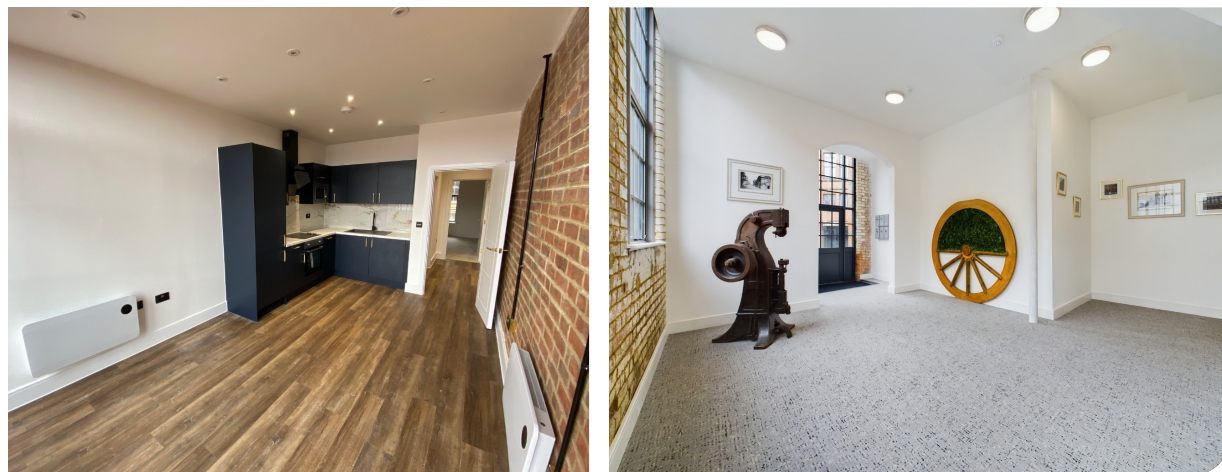
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feefo

Department: Sales

Tenure: Leasehold



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## Property Summary

LAST REMAINING UNITS AVAILABLE. A stylish flat situated in the stunning former Hawkins shoe factory originally constructed in the 1880's, now known as HAWKINSCOURT.

## Features & Utilities

- ✓ Second Floor Apartment
- ✓ Living Area With Walk On Balcony
- ✓ Open Plan Kitchen
- ✓ Shower Room
- ✓ Electric Heating
- ✓ Dual Aspect
- ✓ Deposit Unlock Scheme

# Property Overview

LAST REMAINING UNITS AVAILABLE. A stylish flat situated in the stunning former Hawkins shoe factory originally constructed in the 1880's, now known as HAWKINS COURT. This historic building previously had a royal crest for services to Queen Victoria providing walking and riding boots for members of the royal family; it also supplied boots for the British military during WW1 The property is now Grade II Listed and 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 development is high spec with each flat having video intercom receiver and the conversion has been done to an industrial style with character features to include exposed brickwork, timbers and metal framed sealed unit double glazed factory style windows. There is a large welcoming feature reception area and a secure carpark with spaces available by separate negotiation. There is also lift access to the flats on the Dunster Street side of the building. Other flats can be viewed in the development subject to availability. DEPOSIT UNLOCK SCHEME AVAILABLE. EPC Rating: D. Council Tax Band: B

## ENTRANCE HALL 14'6" x 3'9" (4.42m x 1.14m)

Video intercom receiver. Wall mounted electric heater. Cupboard housing hot water cylinder and consumer unit. Storage cupboard housing plumbing for washing machine. Inset spotlights to ceiling.

## LOUNGE/KITCHEN 17'11" Maximum x 10'4" Maximum (5.46m Maximum x 3.15m Maximum)

### LOUNGE AREA

Factory style French doors with side window leading onto the balcony. Two electric heaters. Exposed brickwork. Inset spotlights to ceiling. Laminate flooring.

### KITCHEN AREA

Fitted with a range of base and wall mounted units with worktop surfaces incorporating sink unit with mixer tap over. Integrated appliances include oven and hob with extractor over, fridge/freezer, slim line dishwasher and microwave oven.

## BEDROOM 13'10" x 10'4" (4.22m x 3.15m)

Large factory style window. Electric heater. Exposed brickwork. Inset spotlights to ceiling.

### **BATHROOM 7'4" x 5'5" (2.24m x 1.65m)**

Suite comprising low level WC, pedestal wash hand basin with cupboard under and panelled bath with shower over. Tiled floor to ceiling. Inset spotlights to ceiling.

### **OUTSIDE**

### **PARKING**

A parking space may be available at an extra cost. Please check at time of reservation for cost and availability.

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge – £885.83 per annum

Review Date – January

Ground Rent: – N/A

Length of Lease: 125 years from 1st January 2023

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – N/A

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Electric Heaters

Parking – No

Accessibility – Lift Access

Right of Way – No

Restrictions – no

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Grade II Listed

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

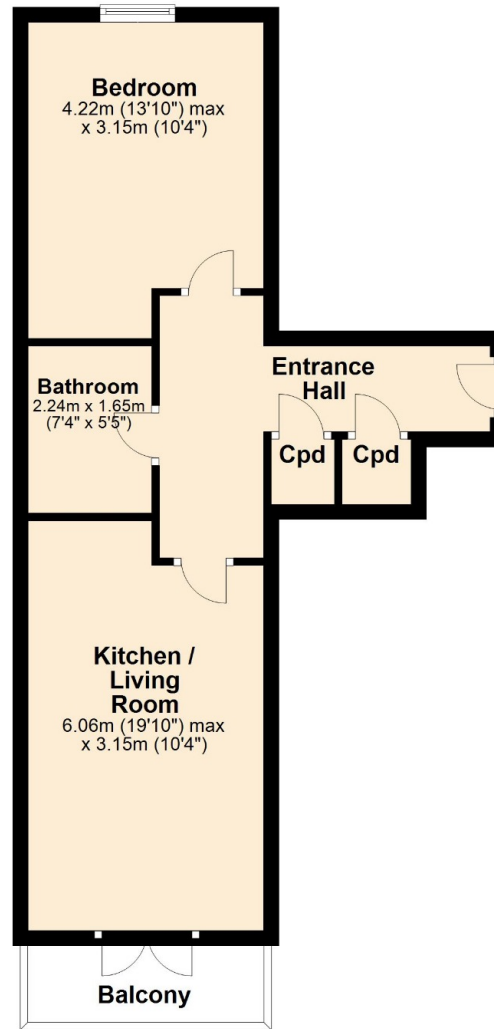
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

# Floorplan

## Ground Floor





# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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