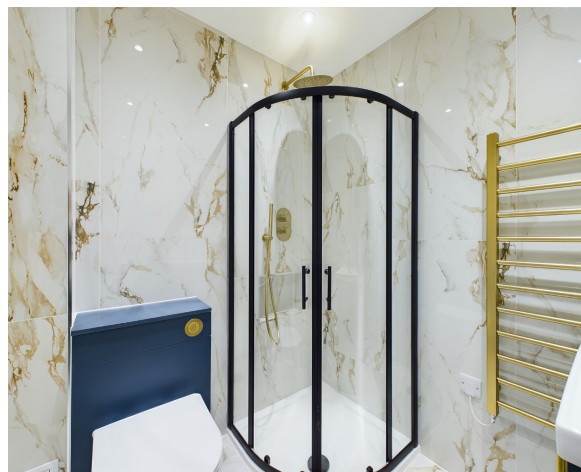




www.jacksongrundy.com

Overstone Road, The Mounts, NN1 3LA

£160,000 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

STYLISH FACTORY CONVERSION. 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

Features & Utilities

- ✓ First Floor Apartment
- ✓ Outward Facing
- ✓ One Double Bedroom
- ✓ Living Area with Exposed Brickwork
- ✓ Open Plan Kitchen
- ✓ Shower Room
- ✓ Deposit Unlock Scheme

Property Overview

STYLISH FACTORY CONVERSION. 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 car park 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 B. Council Tax Band D.

ENTRANCE HALL

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

LIVING SPACE 4.01m x 5.72m (13'2 x 18'9)

Living Area: Two factory style double glazed windows. Wall mounted electric heater. Wood effect laminate flooring. Exposed brickwork.

Kitchen Area: Wall and base unit with work surfaces over. Sink and drainer unit with mixer tap over. Built in electric oven, hob and extractor. Built in dishwasher, fridge / freezer and microwave.

BEDROOM 2.67m x 4.29m (8'9 x 14'1)

Double glazed factory style window. Wall mounted electric heater. Exposed brickwork.

SHOWER ROOM 1.68m x 1.78m (5'6 x 5'10)

Ladder heated towel rail. Suite comprising tiled shower cubicle, wash hand basin set into vanity unit and WC. Tiled walls. Tiled floor.

OUTSIDE

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

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – No

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Grade II Listed Building

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £768.73 per annum

Review Date – 1st January

Ground Rent: A peppercorn

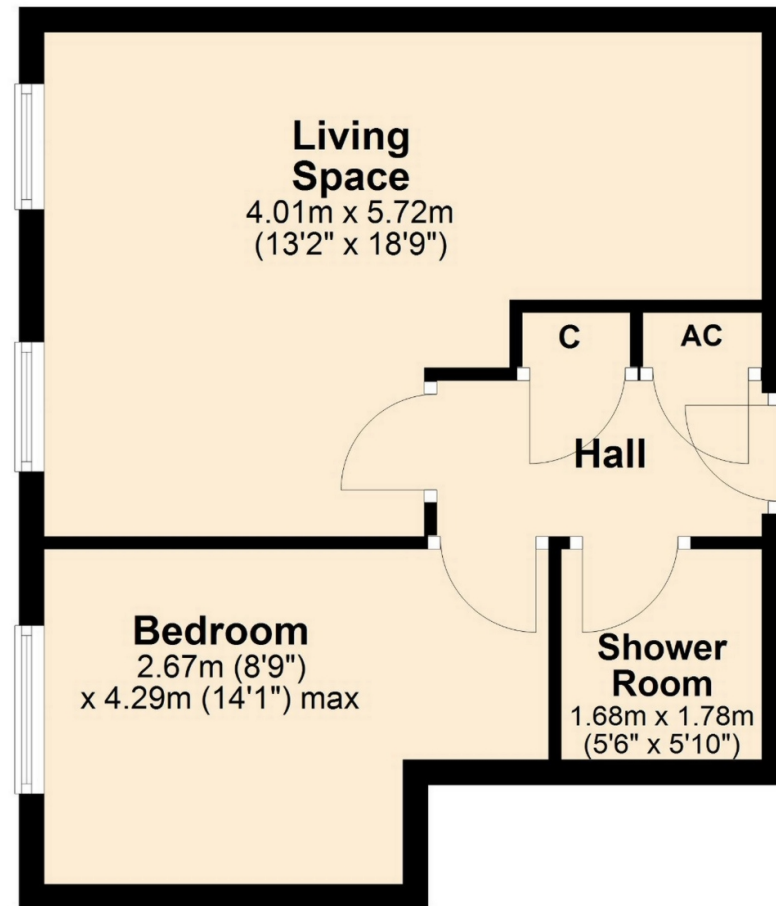
Length of Lease: 125 years from 1st January 2023.

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

Floorplan

Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 37.0 sq. metres (397.8 sq. feet)



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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk

