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# The Hawkins Building, Dunster Street, NN1 3LX

£165,000 Flat



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Leasehold



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## 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.

## Features & Utilities

- ✓ Third Floor Apartment
- ✓ Brand New Apartment
- ✓ Open Plan Kitchen
- ✓ Shower Room
- ✓ Electric Heating
- ✓ Town Centre Location
- ✓ 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: D. Council Tax Band: B

## 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 3.26m x 6.84m (10'8" x 22'5")

## BEDROOM 3.05m x 3.76m (10'0" x 12'4")

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

## SHOWER ROOM

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.

## LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – £806.50 paReview Date – TBCGround Rent: PeppercornLength of Lease: 125 years from 1st January 2025This information would need to be verified by your chosen legal representative.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Parking, Permit Required

EV Charging – Ask Agent

Accessibility – Ask Agent

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

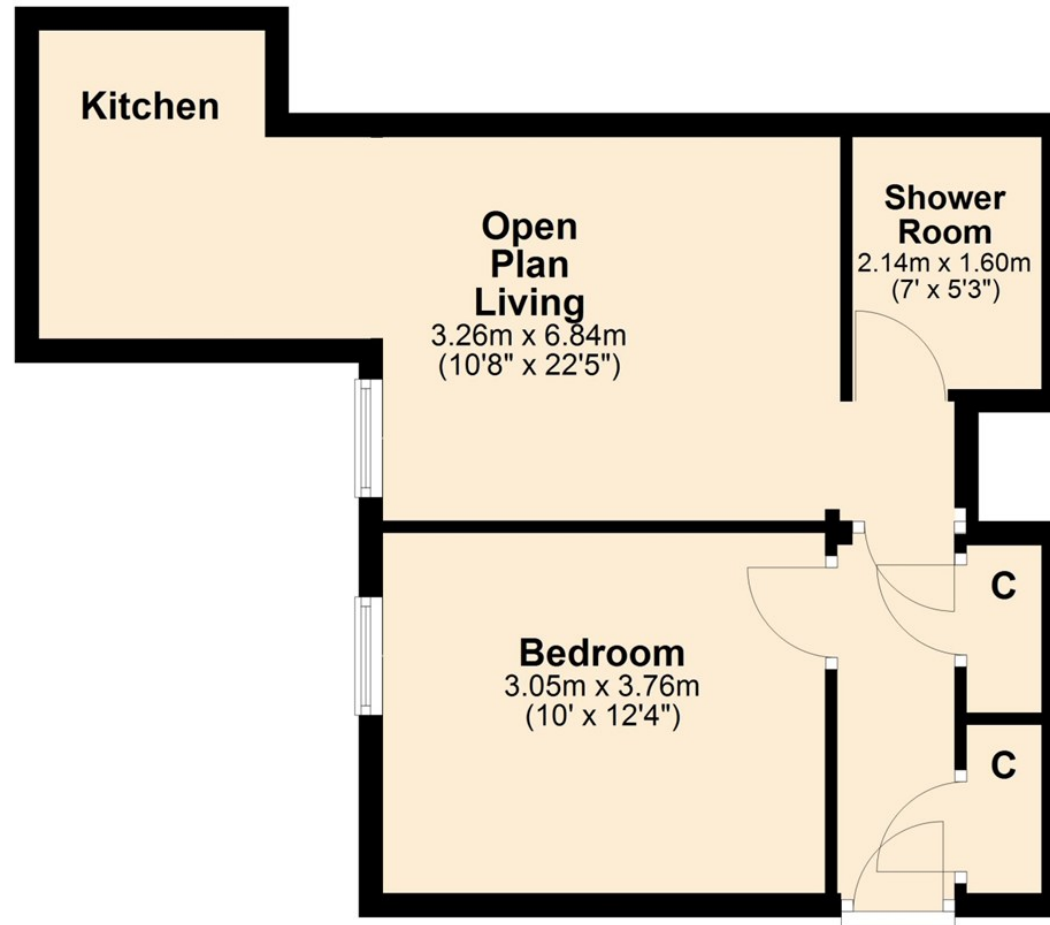
### AGENTS NOTES

i Viewings by appointment only through us 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

## Floor Plan

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 41.6 sq. metres (447.3 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](http://www.jacksongrundy.com)

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