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The Normal Boot & Shoe Factory, Talbot Road, Abington, Northampton, NN1 4JA

£200,000 Apartment



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

Located within the converted Boot & Shoe Factory is this beautiful top floor, split-level apartment, close to a wealth of amenities on the Wellingborough Road and Kettering Road including restaurants, public houses, coffee shops and shops.

Features & Utilities

- ✓ Converted Boot & Shoe Factory
- ✓ Two Bedrooms
- ✓ Split Level Apartment
- ✓ Four Piece Bathroom
- ✓ Close To Amenities
- ✓ Allocated Parking Space



Property Overview

Located within the converted Boot & Shoe Factory is this beautiful top floor, split-level apartment, close to a wealth of amenities on the Wellingborough Road and Kettering Road including restaurants, public houses, coffee shops and shops. The accommodation comprises entrance hall, two double bedrooms both with built in wardrobes, four piece bathroom and kitchen /dining room equip with built in appliances. The lounge is located on the first floor with exposed beams, skylights and room for a dining table and chairs. Externally there is a parking space behind secure gates. The property further benefits from under floor heating and uPVC double glazing. EPC Rating: F. Council Tax Band: D

ENTRANCE HALL

Solid wooden entrance door with stained glass port hole window. Staircase rising to first floor. Doors to:

BEDROOM ONE 2.90m x 4.62m (9'6 x 15'2)

uPVC double glazed windows to rear elevation. Built in wardrobe. Underfloor heating. Mood lighting in ceiling.

BEDROOM TWO 4.01m x 2.82m (13'2 x 9'3)

uPVC double glazed window to front elevation. Built in wardrobe. Underfloor heating.

KITCHEN/DINER 4.06m x 3.53m (13'4 x 11'7)

uPVC double glazed windows to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with stainless steel work surfaces over. Four ring electric hob with oven below and stainless steel extractor over. Built in washing machine, dishwasher and fridge/freezer. Inset stainless steel sink with mixer tap over. Stainless steel splash back areas. Space for table and chairs. Karndean flooring. Spotlights to ceiling. Underfloor heating.

BATHROOM 2.08m x 4.06m (6'10 x 13'4)

Heated towel rail. Suite comprising low level WC, wash hand basin, shower cubicle and freestanding bath. Ceramic tiling to splash back areas. Karndean flooring. Spotlights to ceiling. Underfloor heating.

FIRST FLOOR

LOUNGE/DINER 8.36m x 3.51m (27'5 x 11'6)

uPVC double glazed windows to front elevation. Skylights. Exposed wooden beams. Television point. Space for dining table and chairs. Underfloor heating.

OUTSIDE

One allocated parking space behind secure gates.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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 – Gas Radiators

Parking – Allocated

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £83.51 pcm

Review Date – TBC

Ground Rent: £150 pa

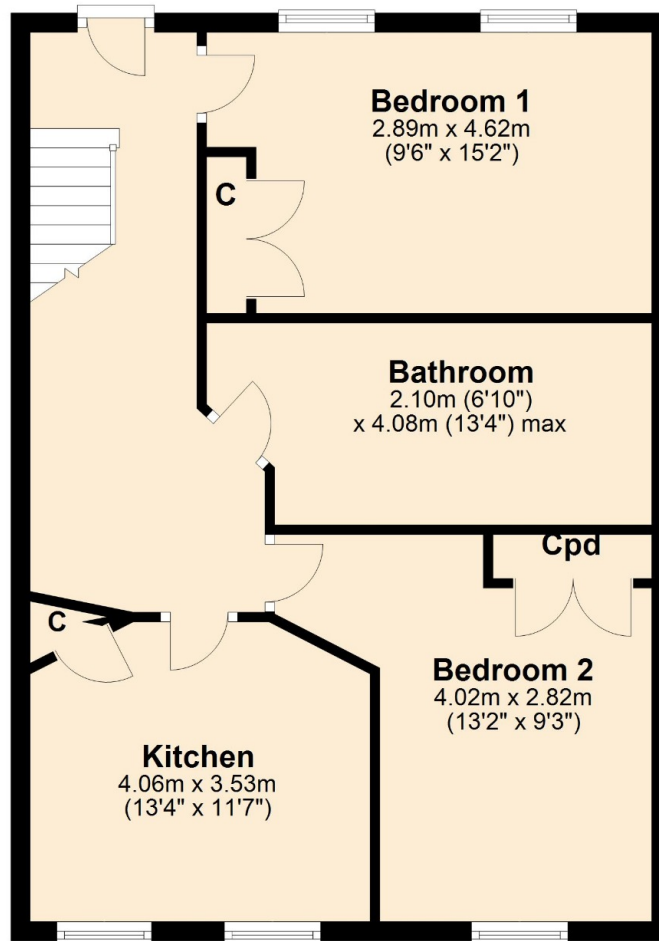
Length of Lease: 996 Years Remaining

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

Floorplan

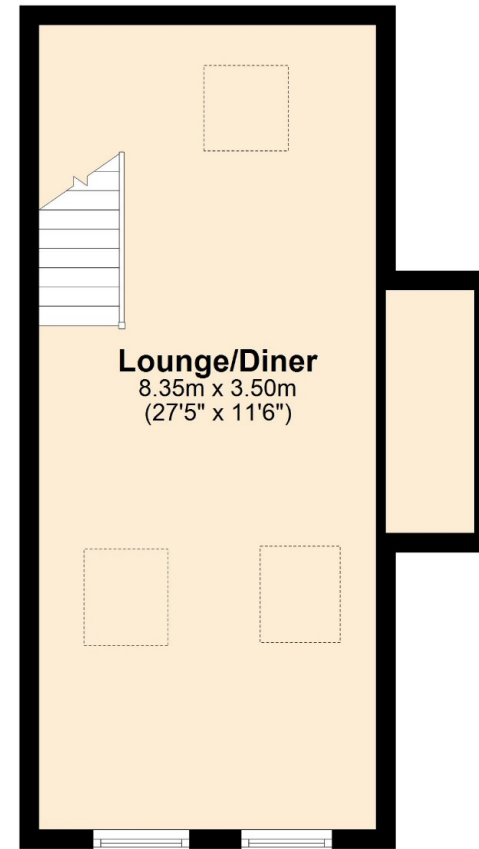
Ground Floor

Approx. 59.5 sq. metres (640.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 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
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