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# Top Boot Factory, Henry Street, Northampton, NN1 4JE

£170,000 - Offers Over Apartment

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**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Leasehold





## Property Summary

A two bedroom duplex apartment which has been very well maintained by the current owner, including new carpets, boiler, en-suite, oven, hob, extractor, quartz work surfaces, re-decoration and flooring in 2023.

## Features & Utilities

- ✓ Duplex Apartment
- ✓ En-Suite & Bathroom
- ✓ Two Double Bedrooms
- ✓ Private Outside Terrace
- ✓ New Boiler in 2023
- ✓ Granite Work Surfaces
- ✓ Long Lease
- ✓ Very Good Condition
- ✓ Sought After Location
- ✓ No Chain



# Property Overview

A two bedroom duplex apartment which has been very well maintained by the current owner, including new carpets, boiler, en-suite, oven, hob, extractor, quartz work surfaces, re-decoration and flooring in 2023. The accommodation comprises entrance hall, bedroom, bathroom and lounge/diner/kitchen with French doors to a Juliet balcony. The first floor provides the main bedroom and en-suite with French doors leading to private terrace. The property is available to view straight and away and is offered with no onward chain. EPC Rating: TBC. Council Tax Band: D

## HALLWAY

Wooden entrance door. Radiator.

## BEDROOM TWO 3.72m x 2.31m (12'2 x 7'7)

uPVC double glazed window to front elevation. Radiator. New carpets.

## BATHROOM 1.71m x 1.90m (5'7 x 6'3)

Three piece suite comprising panelled bath, low level WC and wash hand basin. Tiled throughout.

## LOUNGE/DINING/KITCHEN 6.52m x 5.63m (21'5 x 18'6)

Kitchen Area: Granite work surfaces. Wall and base units. Built in induction hob, oven and extractor, dishwasher and fridge freezer. Freestanding Hisense washing machine. Spotlights.

Lounge/Dining Area: Two uPVC double glazed windows to front elevation. uPVC double glazed French doors to rear elevation. Staircase rising to first floor landing. Beams. High ceiling.

## FIRST FLOOR

## BEDROOM ONE 3.83m x 5.64m (12'7 x 18'6)

Two Velux windows. Double glazed doors to rear elevation. Door to:

## EN-SUITE 1.56m x 1.85m (5'2 x 6'1)

Heated towel rail. Refitted suite comprising walk in shower, low level WC and wash hand basin. Tiled throughout.

### **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 – One Space

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

### **LEASEHOLD INFORMATION**

We have been advised of the following: –

Service Charge & Ground Rent- £120 pcm

Review Date – TBC

Length of Lease: 999 year lease from 2006

This 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).

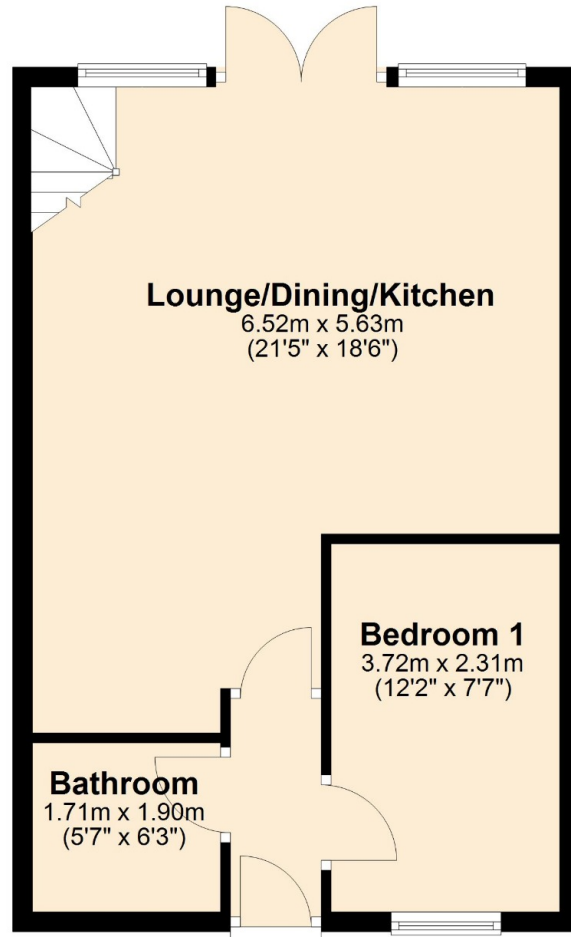
### AGENTS NOTES

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

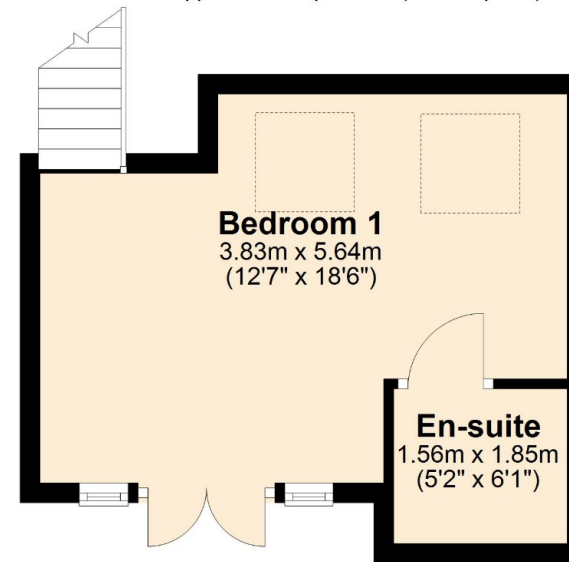
## Floor Plan

Approx. 44.3 sq. metres (477.3 sq. feet)



## Floor Plan

Approx. 20.7 sq. metres (222.7 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 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.

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