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Webbs Factory, Bunting Road, Northampton, NN2 6HU

£255,000 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



Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

A spacious, contemporary split level two bedroom apartment, converted from a working Boot Factory circa 2002, still maintaining a wealth of character features from the original architecture of the building.

Features & Utilities

- ✓ No Chain
- ✓ Split Level
- ✓ Two Bedrooms
- ✓ Single Garage
- ✓ En-Suite To Master
- ✓ Open Plan Living
- ✓ Converted Boot Factory
- ✓ Wealth Of Character Features
- ✓ Great Outside Space
- ✓ Light & Airy Apartment

Property Overview

A spacious, contemporary split level two bedroom apartment, converted from a working Boot Factory circa 2002, still maintaining a wealth of character features from the original architecture of the building. The property benefits from a private entrance into a hallway, leading to two bedrooms with an en-suite to the master and internal access to the single garage. Stairs lead from the hallway up to the main living quarters, which provides a light and airy open plan living space with kitchen area, dining area and lounge area with double doors leading onto the outside space, and a separate bathroom. Outside there is a multi-level decking area/sun terrace offering plenty of space for entertaining and creating a unique garden area. The single garage is accessed from the road via an up and over door. Offered with NO ONWARD CHAIN, please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: E

ENTRANCE HALL

Enter into a spacious hallway. Glazed staircase leading to open plan first floor living area. Radiator. Doors to bedrooms and single garage.

BEDROOM ONE 19' 5" x 12' 8" (5.92m x 3.86m)

Galvanised window with sashing. Radiator. Spot lights to ceiling. Laminate flooring. Built in wardrobe.

EN-SUITE

Galvanised obscured window. Chrome heated towel rail. Suite comprising enclosed shower cubicle with rainfall shower, low level WC and vanity unit with wash hand basin over. Vinyl flooring. Tiling to two walls. Extractor. Spotlights to ceiling.

BEDROOM TWO 12' 8" x 9' 2" (3.86m x 2.79m)

Galvanised window with sashing. Spotlights to ceiling. Wood laminate flooring. Built in wardrobe.

FIRST FLOOR

LIVING AREA 25' 9" max x 24' 7" max (7.85m max x 7.49m max)

Lounge Area:

Two galvanised windows to front elevation and opening door onto Juliet balcony. Two double opening doors one of which opens onto outside space, and

one galvanised window to rear elevation. Laminate flooring. Three radiators. Door to bathroom and opening to:-

Kitchen Area:

Open to the lounge area with a curved half height wall. High quality steel wall and base mounted cabinets with black granite worktop over. Four ring gas hob with oven below and stainless steel extractor over. Stainless steel inset sink with chrome mixer tap over and grooved drainer. Tiled splash backs. Integrated wine cooler and fridge.

BATHROOM

Galvanised window to front elevation. Suite comprising tiled panelled bath with shower and screen over, vanity unit with glass wash hand basin and mixer tap and low level WC. Part tiled walls.

OUTSIDE

The outside area is decked, with steps onto the tiered areas and low maintenance, power to the first tier and lights embedded into the walls of both tiers.

GARAGE 18' x 11' 1" (5.49m x 3.38m)

Up and over door. Space and plumbing for washing machine and tumble dryer. Door to internal hallway

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 – Yes

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 – £206.85 pcm

Review Date – TBC

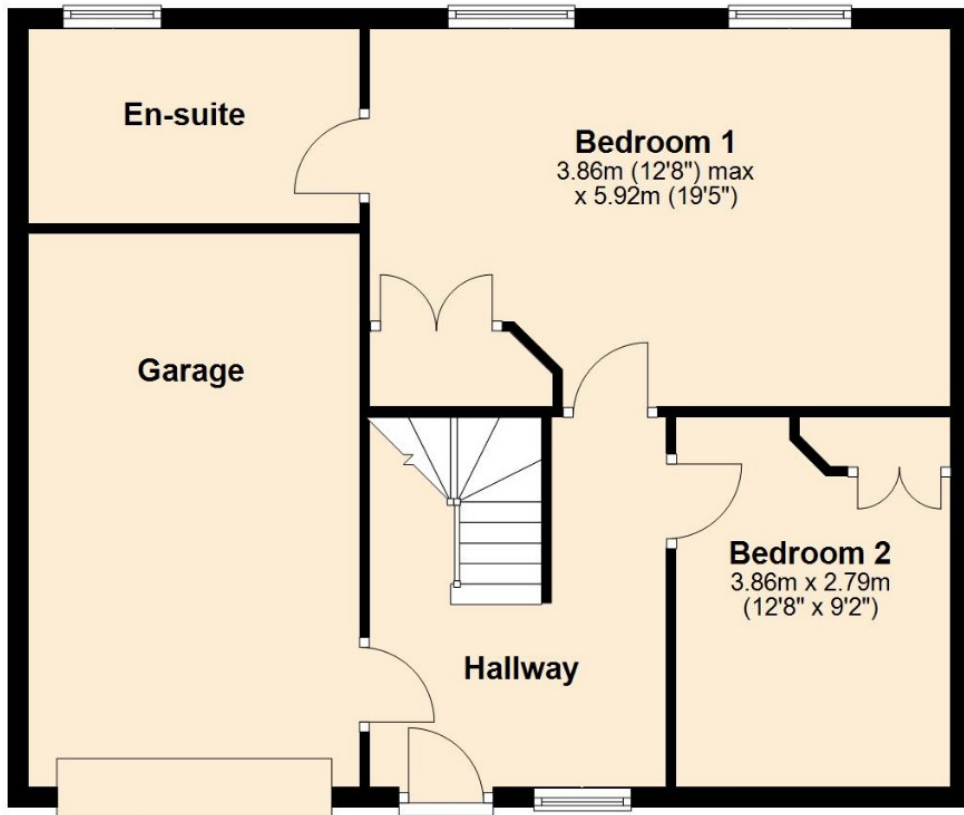
Ground Rent: £160 pa

Length of Lease: TBC

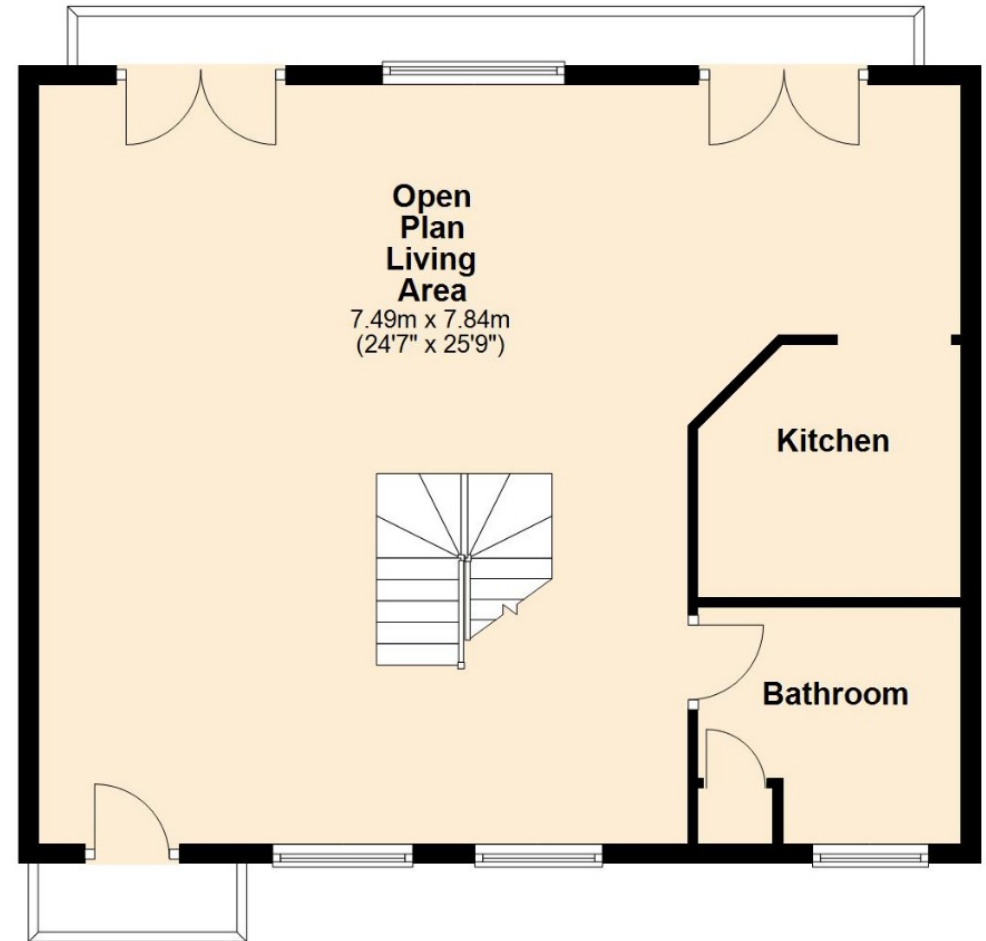
This information would need to be verified by your chosen legal representative.

Floorplan

Ground Floor



First Floor



Total area: approx. 145.4 sq. metres (1565.2 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

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