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Overstone Road, Northampton, Northamptonshire, NN1 3LA

£165,000 Apartment



Platinum Trusted Service Award

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Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton

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

Call Us 01604 633122

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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 HAWKINSCOURT.

Features & Utilities

- ✓ Second Floor Apartment
- ✓ One Double Bedroom With Part Vaulted Ceiling
- ✓ Living Area With Exposed Timbers
- ✓ Open Plan Kitchen
- ✓ Shower Room
- ✓ Outward Facing



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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. 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 cupboard housing plumbing for washing machine.

OPEN PLAN LOUNGE/KITCHEN 3.00m x 4.78m (9'10 x 15'8) Max

LOUNGE AREA: Open plan lounge/kitchen space with two double glazed factory style windows. Exposed brickwork and feature exposed truss. Two wall mounted electric heaters.

KITCHEN AREA: Wall and base units with work surfaces over. Single drainer sink unit with mixer tap. Built in electric hob, oven and hood. Built in fridge/freezer. Built in dishwasher. Built in microwave.

BEDROOM 4.37m x 2.82m (14'4 x 9'3)

Double glazed factory style window. Fitted wardrobe. Wall mounted electric heater. Exposed brickwork and timber truss. In feature part vaulted ceiling.

SHOWER ROOM 1.93m x 1.65m (6'4 x 5'5)

Ladder style radiator. Suite comprising tiled shower cubicle, low level WC and wash hand basin in vanity unit.

OUTSIDE

PARKING

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

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £804.62 pa

Review Date – 1st January each year

Ground Rent: A Peppercorn

Length of Lease: 125 year lease from 01/01/2023

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

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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.



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

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