



DERNGATE LOFTS

NORTHAMPTON



# Welcome to Derngate Lofts

At Northampton's most desirable new address you'll discover contemporary living with a dash of Art Deco flair.

Nestled in Northampton's buzzing Cultural Quarter, Derngate Lofts offers an irresistible combination of an enviable central location and characterful design.

This collection of studios, apartments and mews houses gives buyers a rare chance to make a home in the heart of this vibrant location, surrounded by great shopping, dining and culture. What's more, with a number of underground parking spaces available, central living has never been more convenient.

# Live the high life

Experience the best of everything, quite literally on your doorstep.

A home in Deragate Lofts places you at the centre of everything Northampton's most exciting district has to offer. Catch a movie and an alfresco bite at the Errol Flynn Filmhouse just across the street and an eclectic mix of independent shops, cafés and restaurants on nearby Deragate.

For lovers of the great outdoors, a stroll along the river through leafy Becketts Park takes you to Northampton's picturesque marina lined with colourful canal boats – the perfect spot to get away from it all, just minutes from home.

Work, play or study, Deragate Lofts has you well connected. Northampton train station and the university campus are both within easy reach, while the newly revamped hospital is just a 10-minute walk.



## By foot

- 1 min    ••    Errol Flynn Filmhouse
- 2 mins    ••••    Royal & Deragate Arts Centre
- 3 mins    •••••    The Grosvenor Shopping Centre
- 5 mins    •••••••    Northampton General Hospital
- 6 mins    •••••••    Becketts Park and University of Northampton (Waterside Campus)
- 9 mins    •••••••••    Vue Cinema
- 12 mins    ••••••••••    Northampton Station ➡

## By car

- 1 mile    ••    Northampton Station ➡
- 4 miles    ••••    University of Northampton (Park Campus)
- 5 miles    •••••    M1 Motorway
- 20 miles    •••••••••    Milton Keynes
- 42 miles    •••••••••••••    Luton Airport ✈

## By train\*

- 14 mins    •••••    Milton Keynes
- 46 mins    ••••••••••    London Euston
- 49 mins    ••••••••••    Birmingham International ✈

Travel times taken from Google Maps and National Rail.  
\*Travelling from Northampton station



Computer generated images are indicative only.



## Fixtures & fittings



- Underground car parking (to some properties) and cycle storage
  - Private patios and roof terrace areas to some properties
    - Central communal courtyard
- All properties benefit from 10 year Build-Zone warranty
- Fully fitted kitchens with integrated oven, hob & extractor, fridge-freezer, washer-dryer and dishwasher
  - LED lighting
- Sky Satellite TV (subject to subscription)
  - Communal entrance system
    - Lift
- Help to Buy available



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DERNGATE  
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# Site plan



# Ground floor

MAIN BUILDING – DUPLEX APARTMENTS

1 bedroom apartment 2 bedroom apartment

## APARTMENT NUMBER 1

Bedroom	3.43m x 3.17m	11'3" x 10'5"
Kitchen / Living	5.79m x 3.17m	19'0" x 10'5"

## APARTMENT NUMBER 2

Bedroom	3.44m x 3.19m	11'3" x 10'6"
Kitchen / Living	5.79m x 3.19m	19'0" x 10'6"

## APARTMENT NUMBER 3

Bedroom	3.41m x 3.19m	11'2" x 10'6"
Kitchen / Living	5.80m x 3.19m	19'0" x 10'6"

## APARTMENT NUMBER 4

Bedroom	4.57m x 3.34m	15'11" x 10'11"
Kitchen / Living	6.98m x 3.34m	23'9" x 10'8"

## APARTMENT NUMBER 5

Kitchen / Living	7.07m x 2.97m	23'2" x 9'8"
Bedroom	5.45m x 2.96m	17'10" x 9'8"

## APARTMENT NUMBER 6

Kitchen / Living	6.53m x 3.11m	21'5" x 10'2"
Bedroom	5.27m x 3.11m	17'3" x 10'2"

## APARTMENT NUMBER 7

Kitchen / Living	6.69m x 3.12m	21'11" x 10'2"
Bedroom	5.35m x 3.13m	17'6" x 10'3"

## APARTMENT NUMBER 8

Kitchen / Living	6.59m x 5.79m	22'7" x 18'11"
Bedroom 1	4.25m x 3.06m	13'11" x 10'0"
Bedroom 2	2.58m x 2.35m	8'5" x 7'8"



# Ground floor (mezzanine)

MAIN BUILDING – DUPLEX APARTMENTS

1 bedroom apartment 2 bedroom apartment

## APARTMENT NUMBER 9

Bedroom	4.55m x 3.23m	14'11" x 10'6"
Kitchen / Living	6.62m x 3.23m	21'8" x 10'6"

## APARTMENT NUMBER 10

Bedroom	3.37m x 3.20m	11'0" x 10'6"
Kitchen / Living	5.58m x 3.20m	18'3" x 10'6"

## APARTMENT NUMBER 11

Bedroom	3.35m x 3.26m	10'11" x 10'8"
Kitchen / Living	5.57m x 3.26m	18'3" x 10'8"

## APARTMENT NUMBER 12

Bedroom	3.29m x 3.24m	10'9" x 10'7"
Kitchen / Living	5.56m x 3.29m	18'2" x 10'9"

## APARTMENT NUMBER 14

Kitchen / Living	7.00m x 3.00m	23'0" x 9'10"
Bedroom	4.71m x 3.00m	15'5" x 9'10"

## APARTMENT NUMBER 15

Kitchen / Living	6.95m x 2.99m	22'9" x 9'9"
Bedroom	4.73m x 2.99m	15'6" x 9'9"

## APARTMENT NUMBER 16

Kitchen / Living	6.95m x 3.05m	22'9" x 10'0"
Bedroom	4.71m x 3.05m	15'5" x 10'0"

## APARTMENT NUMBER 17

Kitchen / Living	3.14m x 2.95m	10'4" x 9'8"
Bedroom	3.12m x 2.85m	10'3" x 9'4"



# First floor

MAIN BUILDING – STUDIOS & ONE BED APARTMENTS

1 bedroom apartment   Studio apartment

APARTMENT NUMBERS 27

Kitchen / Living	5.18m x 3.19m	17'0" x 10'5"
Bedroom 1	3.23m x 2.22m	10'7" x 7'3"

APARTMENT NUMBERS 28

Studio	7.11m x 3.20m	23'3" x 10'6"
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APARTMENT NUMBERS 29

Studio	7.33m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 30

Studio	7.33m x 3.18m	24'1" x 10'5"
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APARTMENT NUMBERS 31

Studio	7.35m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 32

Studio	7.35m x 3.18m	24'1" x 10'5"
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APARTMENT NUMBERS 33

Studio	7.35m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 34

Studio	7.06m x 3.20m	23'2" x 10'6"
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APARTMENT NUMBERS 35

Kitchen / Living	5.22m x 3.26m	17'1" x 10'8"
Bedroom 1	3.33m x 2.29m	10'11" x 7'6"



APARTMENT NUMBERS 36

Kitchen / Living	6.79m x 3.14m	22'3" x 10'3"
Bedroom 1	2.77m x 2.37m	9'1" x 7'9"

APARTMENT NUMBERS 37

Kitchen / Living	5.02m x 3.20m	16'5" x 10'6"
Bedroom 1	3.14m x 2.17m	10'3" x 7'1"

# Second floor

MAIN BUILDING – STUDIOS & ONE BED APARTMENTS

1 bedroom apartment   Studio apartment

APARTMENT NUMBERS 38

Kitchen / Living	5.23m x 3.21m	17'1" x 10'6"
Bedroom 1	3.20m x 2.20m	10'6" x 7'3"

APARTMENT NUMBERS 39

Studio	7.11m x 3.20m	23'3" x 10'6"
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APARTMENT NUMBERS 40

Studio	7.33m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 41

Studio	7.33m x 3.18m	24'1" x 10'5"
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APARTMENT NUMBERS 42

Studio	7.35m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 43

Studio	7.35m x 3.18m	24'1" x 10'5"
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APARTMENT NUMBERS 44

Studio	7.35m x 3.19m	24'1" x 10'6"
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APARTMENT NUMBERS 45

Studio	7.06m x 3.20m	23'2" x 10'6"
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APARTMENT NUMBERS 46

Kitchen / Living	5.23m x 3.26m	17'2" x 10'8"
Bedroom 1	3.37m x 2.22m	11'1" x 7'3"



APARTMENT NUMBERS 47

Kitchen / Living	6.79m x 3.19m	22'3" x 10'5"
Bedroom 1	2.94m x 2.40m	9'7" x 7'10"

APARTMENT NUMBERS 48

Kitchen / Living	5.02m x 3.18m	16'6" x 10'5"
Bedroom 1	3.15m x 2.18m	10'4" x 7'2"

# Third floor

MAIN BUILDING – DUPLEX APARTMENTS

1 bedroom apartment   2 bedroom apartment

APARTMENT NUMBER 49

Kitchen / Living	7.73m x 3.28m	25'4" x 10'9"
Bedroom	3.28m x 2.99m	10'9" x 9'9"

APARTMENT NUMBER 50

Kitchen / Living	7.73m x 3.26m	25'4" x 10'8"
Bedroom	3.26m x 2.94m	10'8" x 9'8"

APARTMENT NUMBER 51

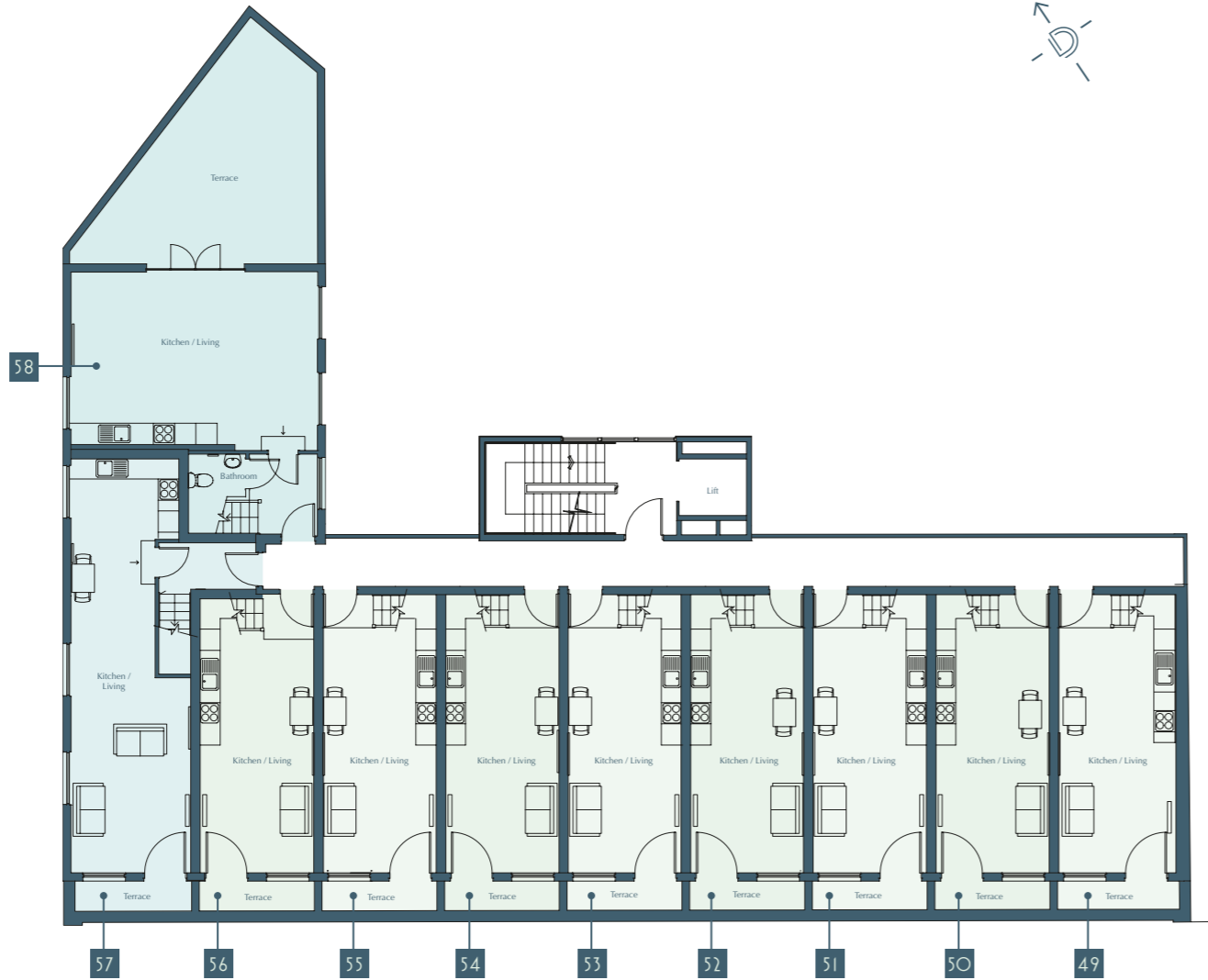
Kitchen / Living	7.73m x 3.26m	25'4" x 10'8"
Bedroom	3.26m x 2.94m	10'8" x 9'8"

APARTMENT NUMBER 52

Kitchen / Living	7.72m x 3.23m	25'3" x 10'7"
Bedroom	3.23m x 2.94m	10'7" x 9'8"

APARTMENT NUMBER 53

Kitchen / Living	7.73m x 3.25m	25'4" x 10'7"
Bedroom	3.25m x 2.94m	10'7" x 9'8"



# Third floor (mezzanine)

MAIN BUILDING – DUPLEX APARTMENTS

1 bedroom apartment   2 bedroom apartment

APARTMENT NUMBER 54

Kitchen / Living	7.72m x 3.26m	25'3" x 10'8"
Bedroom	3.26m x 2.94m	10'8" x 9'8"

APARTMENT NUMBER 55

Kitchen / Living	7.73m x 3.21m	25'4" x 10'6"
Bedroom	3.21m x 2.94m	10'6" x 9'8"

APARTMENT NUMBER 56

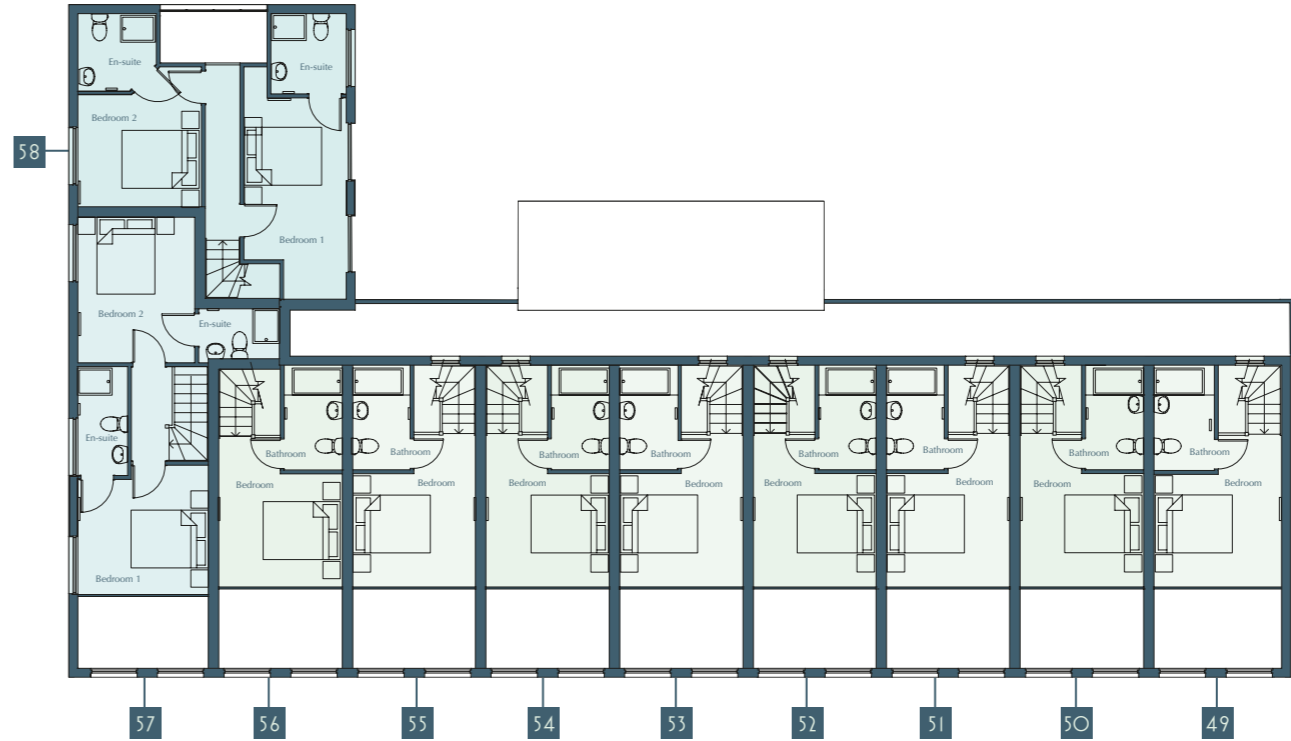
Kitchen / Living	7.70m x 3.26m	25'3" x 10'8"
Bedroom	3.26m x 2.94m	10'8" x 9'8"

APARTMENT NUMBER 57

Kitchen / Living	11.66m x 3.31m	38'3" x 10'10"
Bedroom 1	3.31m x 3.51m	10'10" x 11'6"
Bedroom 2	3.89m x 2.98m	12'9" x 9'9"

APARTMENT NUMBER 58

Kitchen / Living	6.84m x 4.97m	22'5" x 16'3"
Bedroom 1	5.23m x 2.56m	17'1" x 8'4"
Bedroom 2	3.09m x 2.85m	10'1" x 9'4"



# Mews Houses (ground floor)

MEWS 18-26

2 bedroom house

MEWS NUMBER 18

Kitchen / Living	8.94m x 3.73m	29'4" x 12'3"
Bedroom 1	3.69m x 2.79m	12'1" x 9'2"
Bedroom 2	3.75m x 2.66m	12'4" x 8'9"

MEWS NUMBER 19

Kitchen / Living	8.94m x 3.13m	29'4" x 10'3"
Bedroom 1	3.13m x 2.77m	10'3" x 9'1"
Bedroom 2	3.13m x 2.66m	10'3" x 8'9"

MEWS NUMBER 20

Kitchen / Living	8.94m x 3.36m	29'4" x 11'0"
Bedroom 1	3.35m x 2.75m	11'0" x 9'0"
Bedroom 2	3.35m x 2.67m	11'0" x 8'9"
Upper Floor	3.30m x 2.79m	10'10" x 9'2"

MEWS NUMBER 21

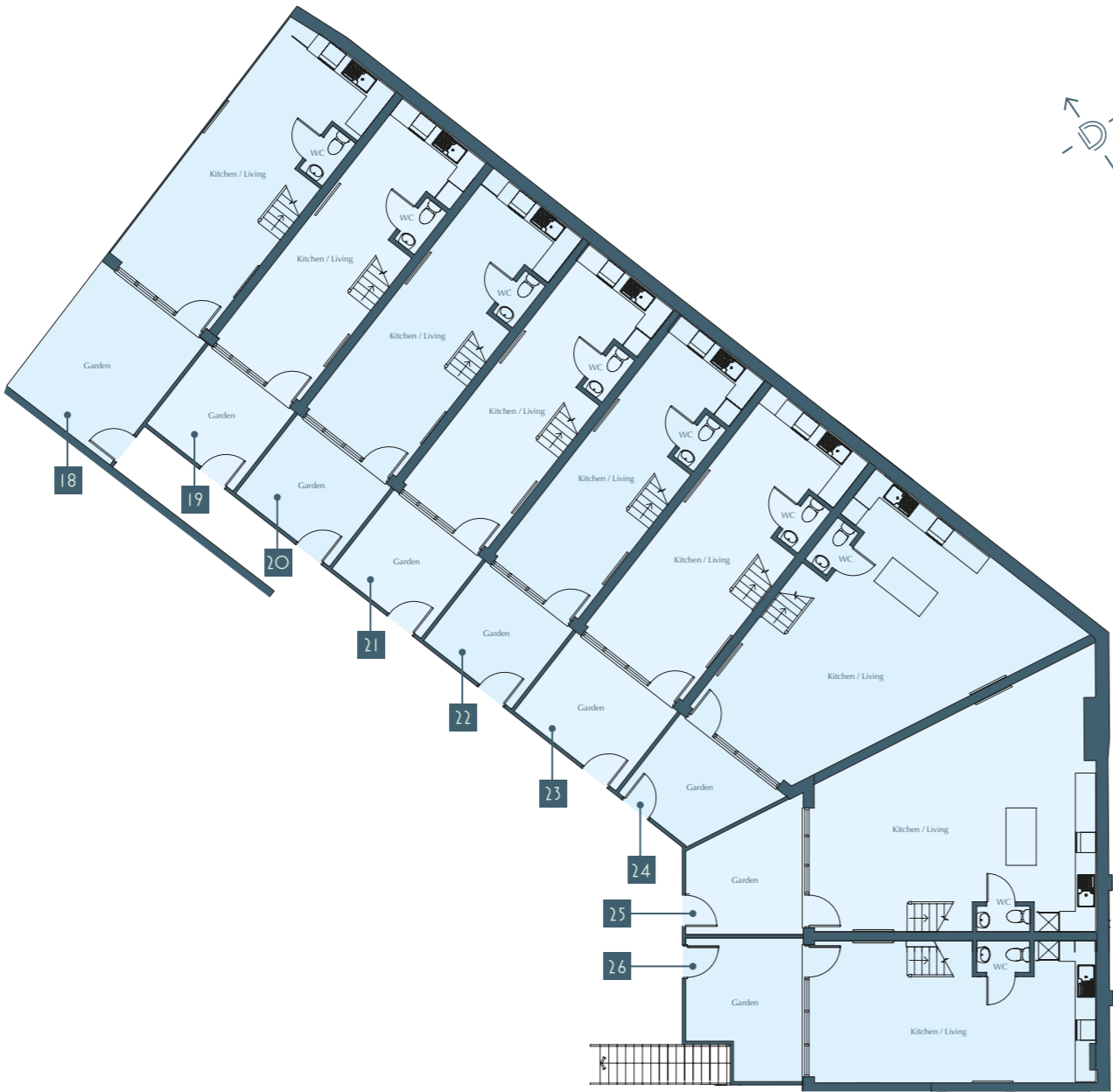
Kitchen / Living	8.94m x 3.17m	29'4" x 10'5"
Bedroom 1	3.17m x 2.72m	10'5" x 8'11"
Bedroom 2	3.16m x 2.67m	10'5" x 8'9"

MEWS NUMBER 22

Kitchen / Living	8.94m x 3.13m	29'4" x 10'3"
Bedroom 1	3.13m x 2.70m	10'3" x 8'10"
Bedroom 2	3.16m x 2.66m	10'4" x 8'9"

MEWS NUMBER 23

Kitchen / Living	8.94m x 3.66m	29'4" x 12'0"
Bedroom 1	3.65m x 2.68m	12'0" x 8'9"
Bedroom 2	3.65m x 2.66m	12'0" x 8'9"



# Mews Houses (first & upper floor)

MEWS 18-26

2 bedroom house

MEWS NUMBER 24

Kitchen / Living	8.94m x 3.82m	29'4" x 12'6"
Bedroom 1	4.15m x 2.65m	13'7" x 8'8"
Bedroom 2	4.67m x 2.67m	15'4" x 8'9"
Upper Floor	3.30m x 2.79m	10'10" x 9'2"

MEWS NUMBER 25

Kitchen / Living	8.33m x 4.36m	27'4" x 14'4"
Bedroom 1	4.35m x 2.97m	14'3" x 9'9"
Bedroom 2	4.97m x 2.68m	16'4" x 8'9"

MEWS NUMBER 26

Kitchen / Living	8.44m x 4.19m	27'8" x 13'9"
Bedroom 1	4.20m x 2.64m	13'9" x 8'8"
Bedroom 2	4.20m x 2.70m	13'9" x 8'10"
Upper Floor	3.71m x 2.79m	12'2" x 9'2"





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Designed by Fresh Lemon.





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