



GROVE ROAD, NORTHAMPTON, NN1
£200,000 LEASEHOLD





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Offered for sale with no upper chain is this very attractive factory conversion nestled in the heart of Northampton's Boot and Shoe Quarter. Grove Works is a stylish gated factory conversion with new modern apartments that were refurbished and redeveloped in 2003 by the prestigious Clayson Loft Co. The central location of the property ensures all facilities shops, restaurants, cafes, theatre and public houses all within walking distance. The property is also near the Racecourse Park and is conveniently located for access to the Northampton Railway Station. The property is situated on the first floor and has exposed brickwork, an en-suite to the master bedroom and gated secure underground parking.

As you enter the property the entrance hall branches off to the two double bedrooms with built-in wardrobes, the family bathroom and the spacious lounge/kitchen/dining room.

The lounge/kitchen/dining room boasts a large balcony, a floor-to-ceiling window which floods the room with natural light and the kitchen is fitted with base and eye level units.

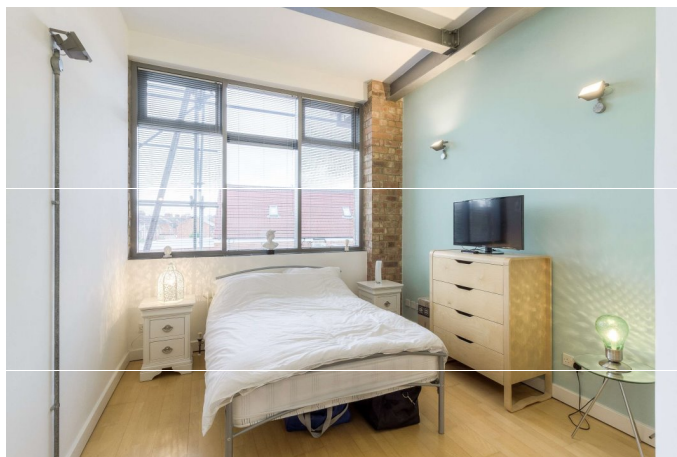
The property is double glazed and has gas central heating.

Leasehold Information:

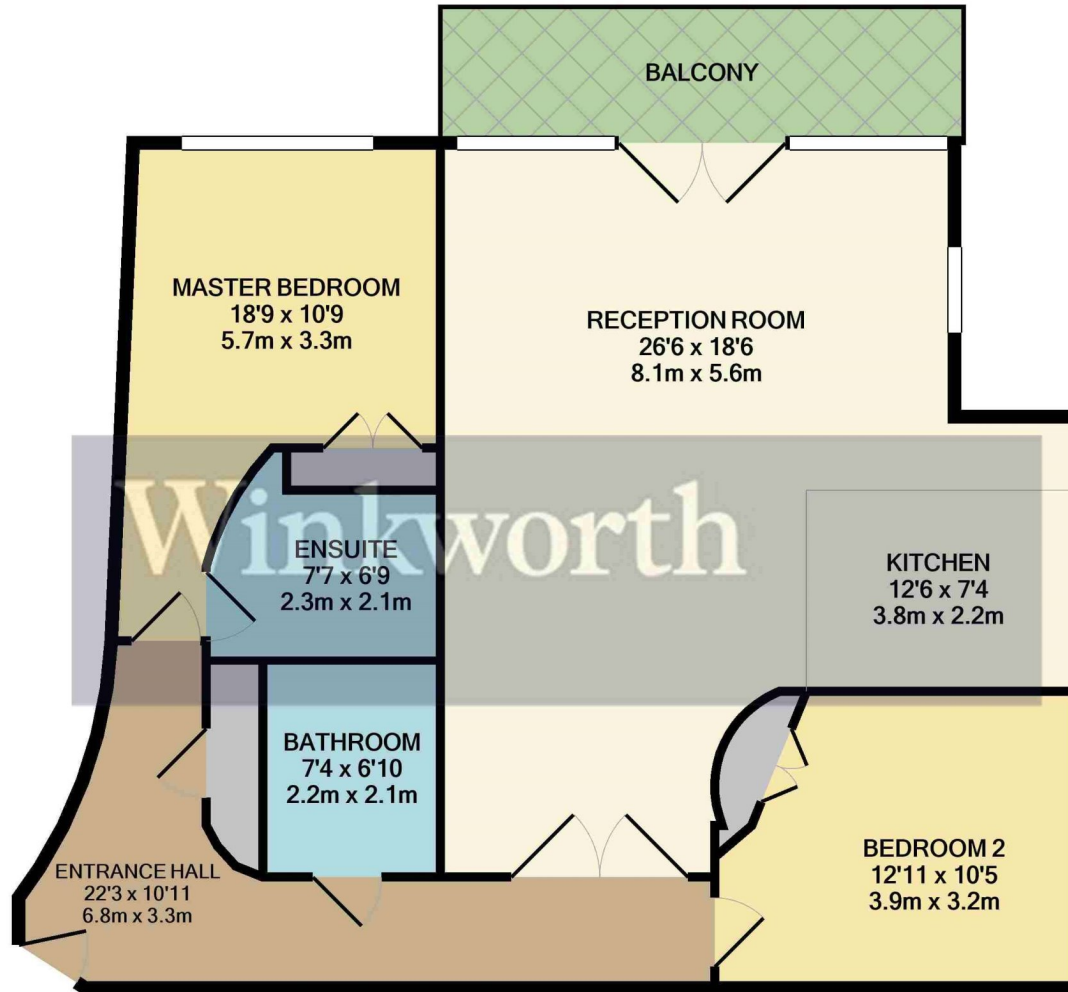
Lease remaining: 107 years

Service Charge: £130 p/m including water bill

Ground rent: £150 p/a







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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