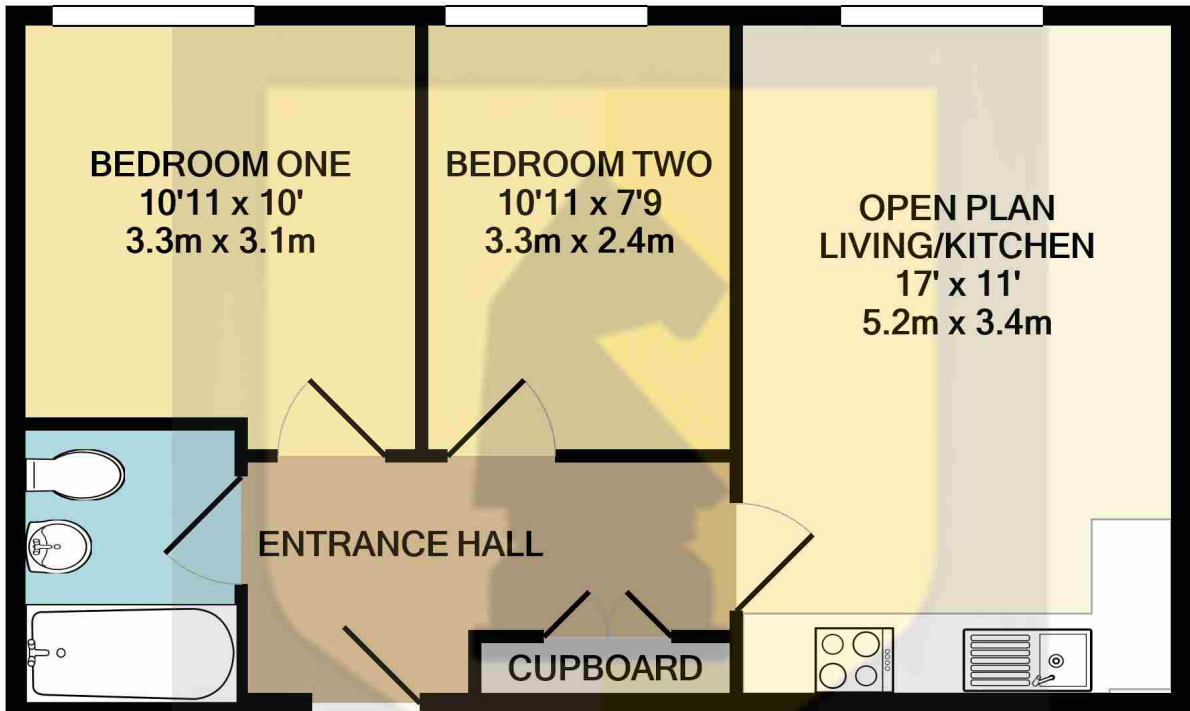


Make the right move!



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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**Flat 35 The Barker Building, Countess Road,  
Northampton. NN5 7FA.**

**£185,000 Leasehold**

Edward Knight Estate Agents are delighted to offer this beautiful newly constructed second-floor two-bedroom apartment that blends modern and industrial design elements, situated in a converted shoe factory at the centre of Northampton Town. The accommodation includes a hallway, an open-plan living/kitchen area, two spacious bedrooms, and a bathroom. Additional advantages include lift access to all floors, secure designated parking, underfloor heating in the bathroom, and a long lease. Early viewings are advised to fully appreciate the upscale finish.

**PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Entrance Hall

Entered via the communal hallway. This spacious entrance hall contains an airing cupboard and has doors leading off to all rooms.

Open Plan Living/Kitchen

A spacious living area boasting a large window with a fitted kitchen area. The kitchen is fitted in a modern and elegant shaker style and features integrated appliances and modern tiling.

Bedroom One

A large picture window lights up the bedroom. Electric Radiator.

Bedroom Two

A large picture window lights up the bedroom. Electric radiator.

Bathroom

A fitted three piece modern bathroom suite comprising of a panelled bath with Cross water shower fittings, WC and pedestal wash hand basin. Chrome heated towel rail and modern tiling. Under floor heating.

Interior Features & Specifications

- Double Glazing
- Shaker style kitchen units
- Twyford's sanitary ware and bathroom cabinet
- Cross water shower fittings
- Chrome heated towel rail

Exterior Features & Specifications

- Secure, gated development with integrated video entry
- Private, off-street parking
- Disabled access throughout
- Electric vehicle charging provision
- Secure bin storage
- Private bike storage
- Communal entrance area
- Lift access to all floors

The Barker Building

This 20th Century former factory sits as a dominant landmark within its surroundings. 32,000 sq ft of space has been beautifully restored and converted in 2021 into 54 apartments, creating a lively environment of community living.

Set within an acre of private, gated land, The Barker Buildings benefit from generous off-street parking, designed landscaping as well as the Dallington Brook waterway, providing a beautiful feature and wildlife ecosystem to be enjoyed by the community.

With the Impressive Victoria Park just a stone's throw away and Northampton Train Station providing excellent transport links to both London and Birmingham. The Barker Buildings form part of Northampton's rich boot and show manufacturing history which can be seen reflected throughout the town.

The conversion of the Barker Buildings has endeavoured to retain original industrial features and utilise fitting materials to retain the integrity of its history.

Notes

250 year lease from 2021  
Service Charge - £1420.19pa  
Peppercorn ground Rent - £0pa

