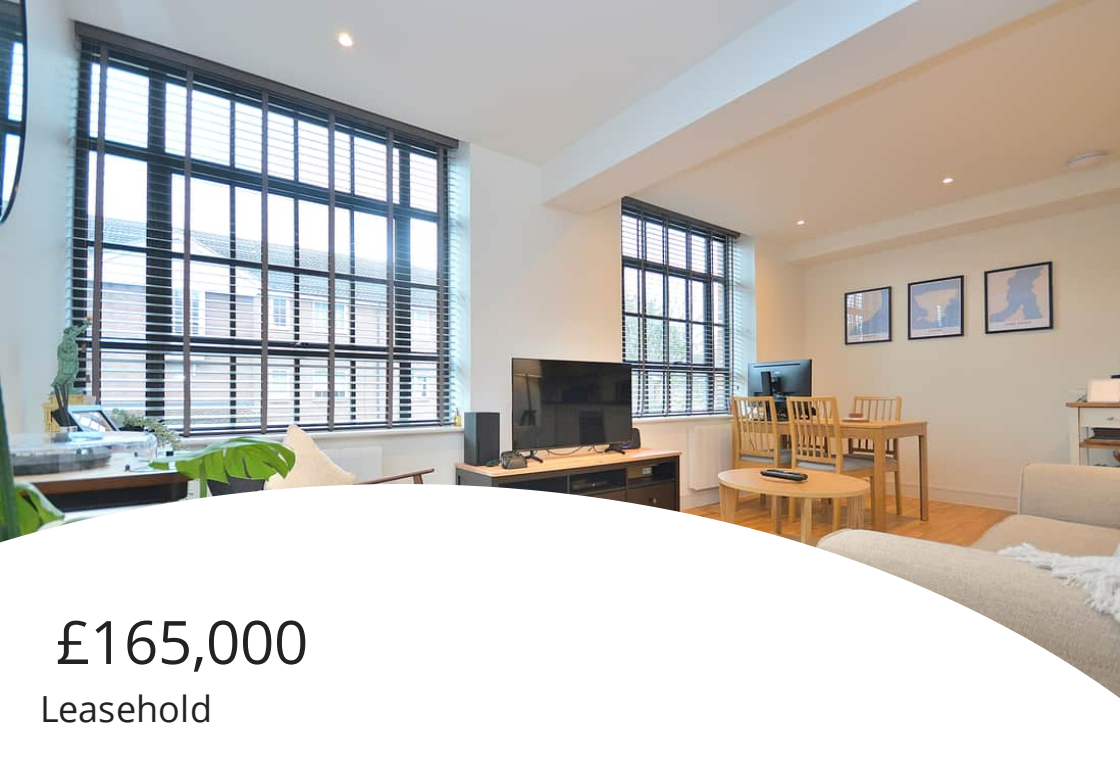




Plot 30 Flat 22 The Barker  
Buildings, The Barker Buildings,  
Northampton. NN5 7FA



**EDWARD KNIGHT**  
ESTATE AGENTS



£165,000

Leasehold

Edward Knight Estate Agents are delighted to present this beautiful newly built first floor one bedroom apartment providing a combination of modern and industrial inspired living, set within a former shoe factory in the heart of Northampton Town. Accommodation briefly comprises; hallway, open plan living/kitchen, bedroom and a bathroom. The property further benefits from lift access, allocated parking, under floor heating in the bathroom and a long lease. Early viewings recommended to appreciate the high-end finish.





## The Barker Building

### The Barker Building

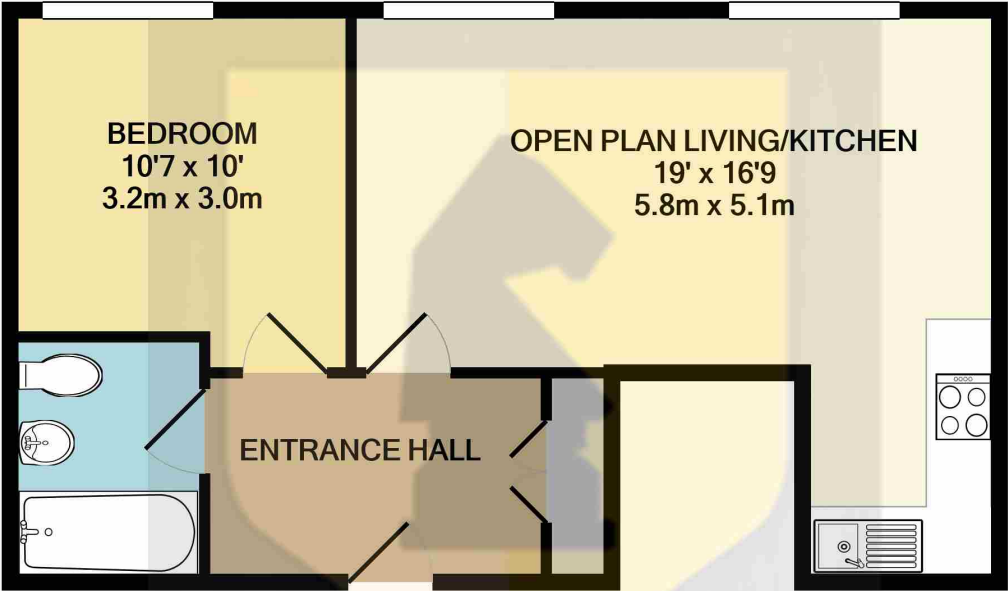
This 20th Century former factory sits as a dominant landmark within its surroundings. 32,000 sq ft of space has been beautifully restored and converted into 54 apartments, creating a lively environment of community living.

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.




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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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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