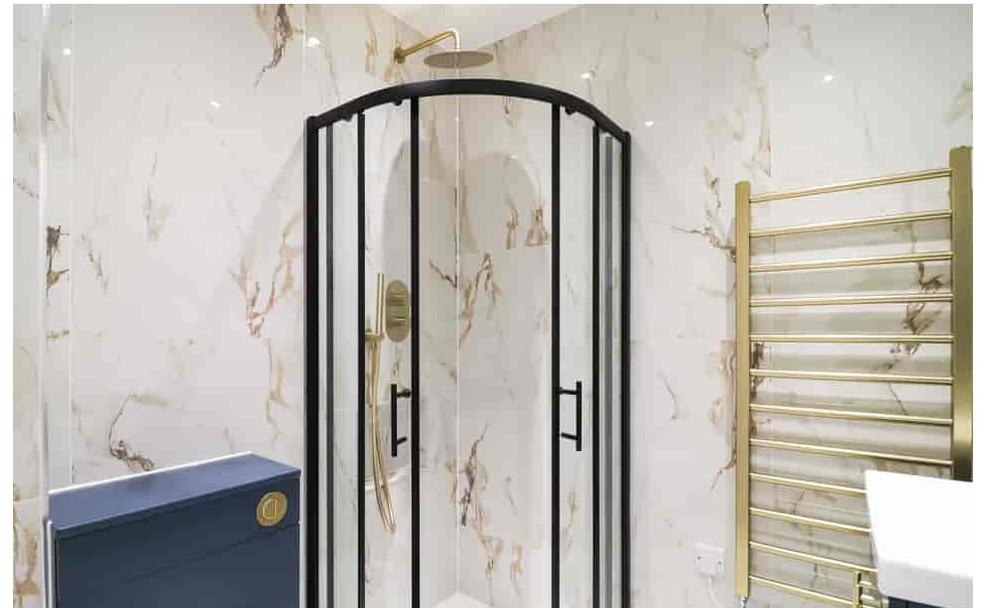
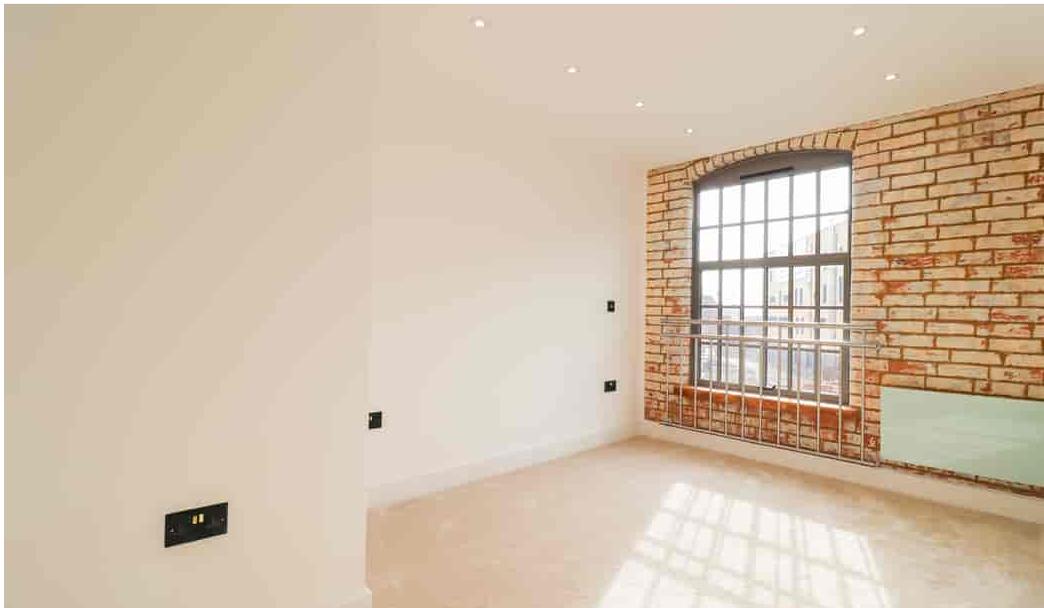




THE ESTATE AGENTS
1977



**Hawkins Court, Northampton NN1 3LA
Offers Over £160,000 - Leasehold**



PROPERTY DESCRIPTION

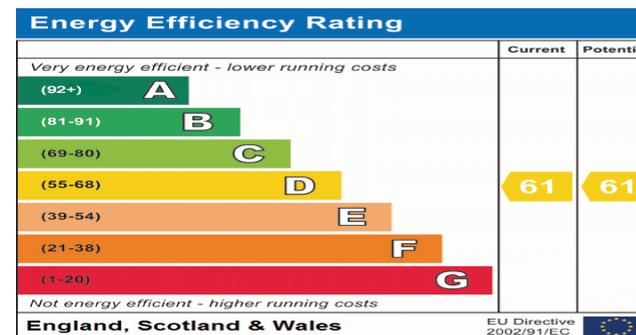
The Estate Agents are privileged to offer this stunning one bed apartment in this iconic Grade II listed building. Hawkins Court has been fully renovated throughout by the renowned, award winning OEH Group, who have made it their mission to repurpose historical Northampton landmark buildings for the demands of modern living, whilst retaining much of the properties original character and charm. The accommodation briefly comprises; entrance hall, open plan living, with a beautiful shaker style kitchen and exposed brickwork, a double bedroom, stunning shower room and utility cupboard complete this amazing apartment.

Hawkins Factory is positioned within easy reach of Northampton Train Station (direct trains to London Euston in under an hour) and Northampton General Hospital.

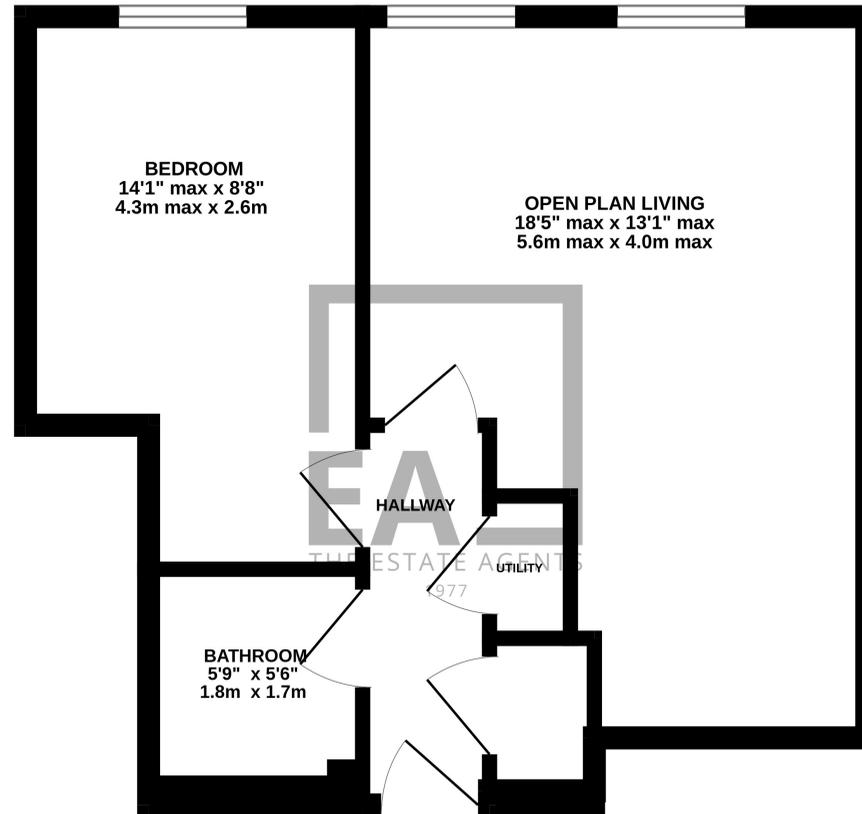
Hawkins Factory was once home to one of the biggest producers of military boots in the UK, the beautiful Victorian building was originally constructed in the 1880s by George Thomas Hawkins who added a huge extension only 10 years later. Hawkins Factory has an illustrious history and made riding boots for Her Majesty Queen Victoria which led to being awarded the royal warrant, which still sits proudly above the entrance. Other noteworthy facts include supplying military boots for the troops fighting in the Boer War, supplying the mountain boots used by the first team to successfully ascend Mount Everest and in 1982 it supplied the British Troops fighting in the Falklands Conflict.

POINTS OF INTEREST

- One Bedroom Apartment
- Apartments Have Been Converted To A High Standard & Finish Throughout
- Award Winning Builders
- Ideally Located Close To Local Amenities, Town Centre, Train Station & Hospital
- Ideal First Time Buy/Investment
- Ready To Move In
- Stunning Shaker Style Kitchen
- Impressive Modern Shower Room



FIRST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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