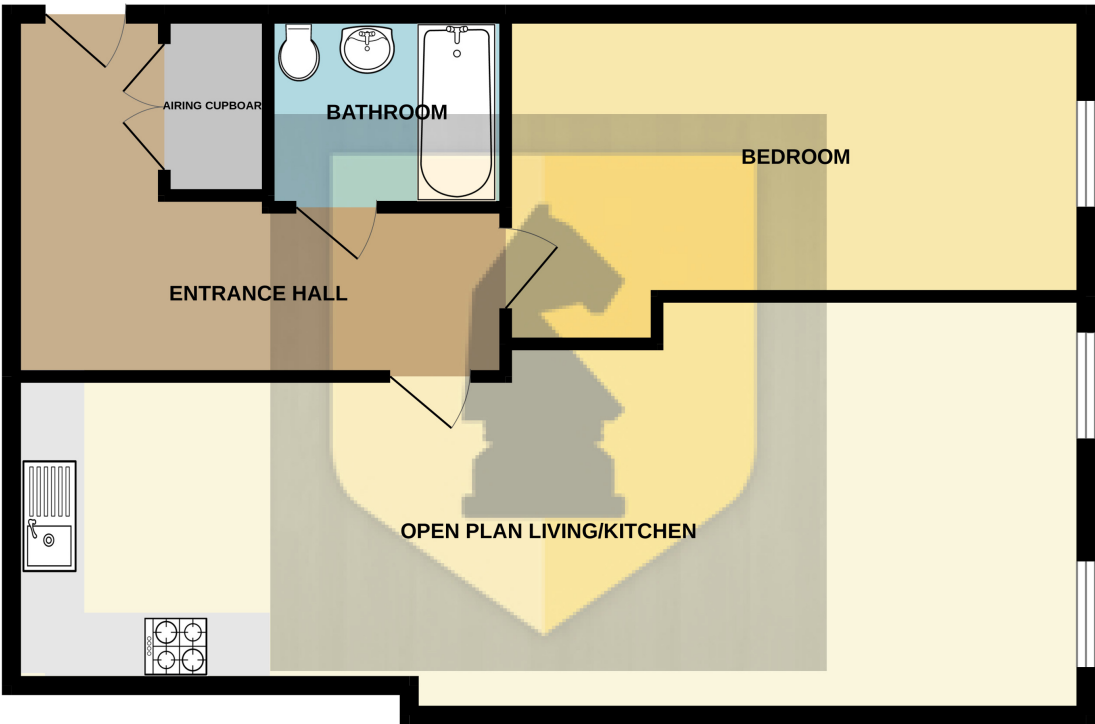


Make the right move!



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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**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.



**Flat 6 Brook House, The Barker Buildings,  
Northampton. NN5 7FB.**

**£185,000 Leasehold**

Edward Knight Estate Agents are delighted to offer for sale this immaculate first floor apartment providing a combination of modern and industrial inspired living, set within a secure gated community in the heart of Northampton. Brook House was built in 2021/2022 as a brand new build consisting of 14 Apartments set within the ground of The Barker Building Development. Benefiting from modern features and celebrating the restoration of this 1 acre heritage site, this private gated community offers one allocated parking space which is located under the building as well as visitor parking and electric car charging points. A landscaped brook lies centrally within the grounds where you will also find ample bicycle storage. Brook house is conveniently located close to the Town Centre and all of the amenities, including the Train Station and University campus are within a walking commute. This first floor one bedroom apartment, offering 716 square feet of internal



The Brook House

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

33' 5" x 13' 2" (10.19m x 4.01m) A spacious living are boasting two large windows with a fitted kitchen area. The kitchen is fitted in a modern and elegant style and features integrated appliances and modern tiling. Electric fitted blinds.

Bedroom

17' 2" x 8' 9" (5.23m x 2.67m) A large window lights up the bedroom space. Electric fitted blinds.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m) A fitted three piece modern bathroom suite comprising of a panelled bath. Vanity unit with sink mounted over and a low flush WC. Underfloor heating.

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

Notes

The Brook House apartments are offered for sale with approximately 248 years remaining on the lease.

Service charge approx. £1500pa  
Ground Rent - Peppercorn Rent - £0pa

