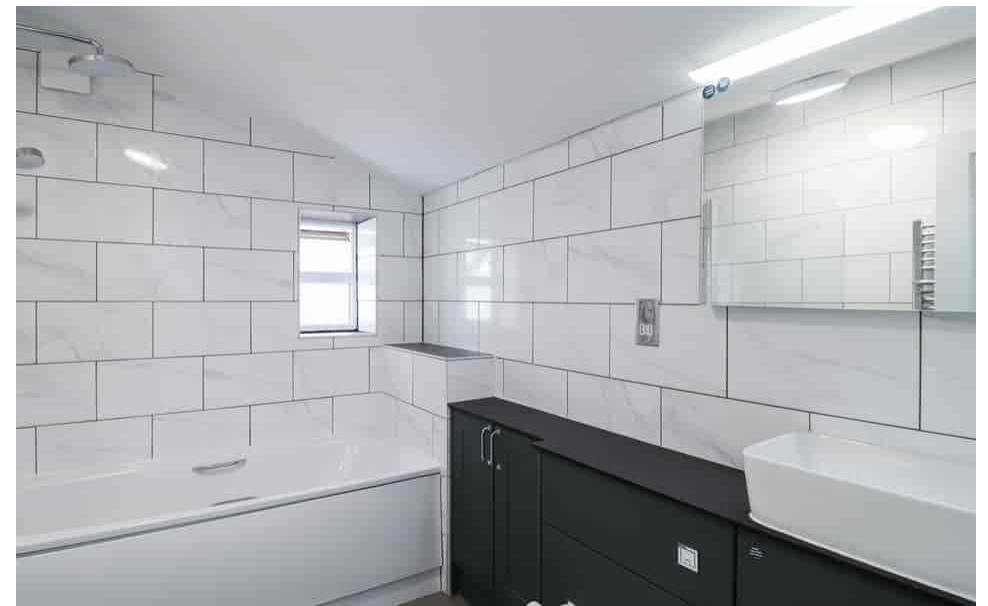




THE ESTATE AGENTS
1977



Woodford Factory, Woodford Street, Northampton NN1 5EN
£700,000 - Freehold



PROPERTY DESCRIPTION

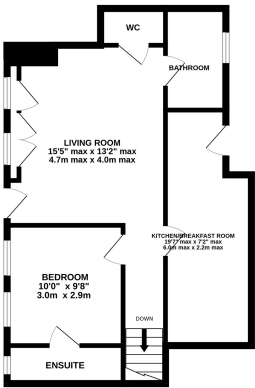
The Estate Agents are pleased to present a rare opportunity to purchase this superb turnkey investment in the sought after area of Abington. The property is on a corner plot and is made up of a converted factory building and what was originally two terraced houses. The building now comprises of two bedroom apartments and a 4 bedroom HMO (Licence currently being renewed). The HMO accommodation briefly comprises; entrance hall, double bedroom with en suite, and an open plan communal living room and stunning kitchen which opens out to a courtyard garden. On the first floor are three double bedrooms, bathroom and additional W.C. The ground floor apartment has a generous open plan living space, modern fitted kitchen, en suite bedroom, family bathroom and additional W.C, this apartment also benefits from two basement rooms and a courtyard garden. The first floor apartment has an open plan living/dining and kitchen room, two generous bedrooms and shower room. The entire accommodation has been treated to; new flooring, new fitted kitchens, new bathroom suites, new electrics, new central heating with underfloor heating in the ground floor apartment, converted basement, fully redecorated internally and externally, all works completed with quality fixtures and fittings.

The property is ideally located close to the Town Centre, Northampton General Hospital and within easy reach of Northampton Train Station. The property has been extensively renovated by the current owners to an very high spec and standard. The property is versatile and could work for a variety of business models such as long term let, Airbnb or supported living (subject to relevant permissions).

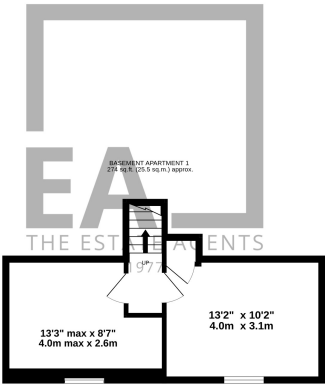
POINTS OF INTEREST

- Converted Block Containing Two Apartments And A 4 Bedroom HMO
- Recently Renovated Throughout To A Very High Standard
- An Extremely Rare Investment Opportunity
- Versatile Accommodation To Suite A Variety Of Business Models
- Ideally Located Close To Local Amenities, Town Centre, Train Station & Hospital
- Currently Available With Vacant Possession
- Turn Key Investment
- Courtyard Gardens To The Ground Floor Apartment And HMO
- HMO Licence Currently Being Renewed
- EPC Rating - C

GROUND FLOOR APARTMENT 1
556 sq.ft. (51.5 sq.m.) approx.



BASEMENT APARTMENT 1
274 sq.ft. (25.5 sq.m.) approx.

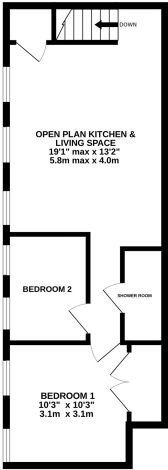


TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

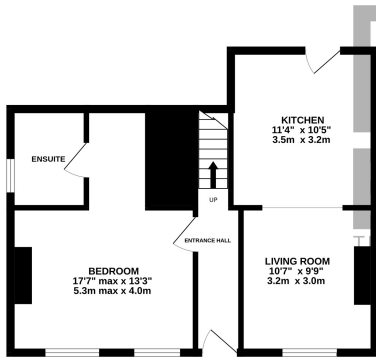
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR APARTMENT 2
495 sq.ft. (46.0 sq.m.) approx.



GROUND FLOOR HMO
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

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1ST FLOOR HMO
524 sq.ft. (48.7 sq.m.) approx.

