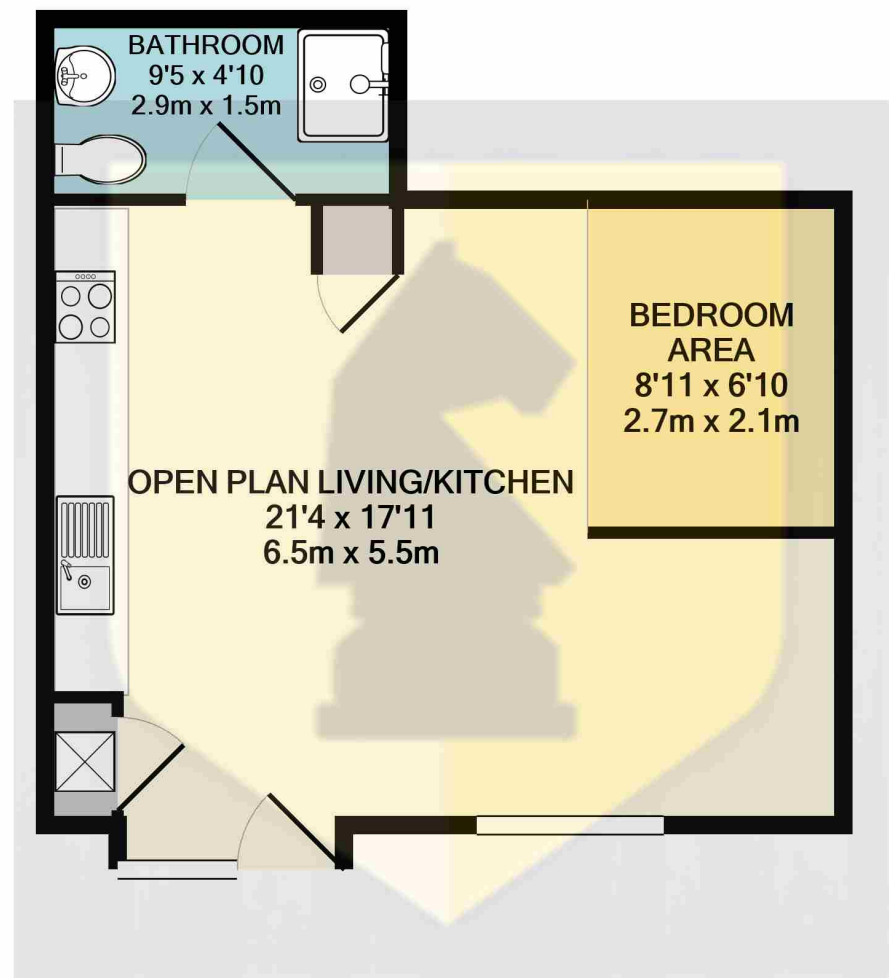


**Make the right move!**



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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**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 4 The Barker Buildings, The Barker Buildings, Northampton. NN5 7FA.**

**£130,000 Leasehold**

Edward Knight Estate Agents are proud to present beautifully designed homes benefiting from modern features, celebrating the restoration of this 1 acre heritage site. This ground floor studio apartment, offering 385 square feet of internal accommodation. Accommodation briefly comprises; It's own entrance, open plan living/kitchen, bedroom area and a bathroom.

The Barker Buildings

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.

Open Plan Living/Kitchen

21' 4" x 17' 11" (6.50m x 5.46m) A spacious living area boasting two large windows with a fitted kitchen area. The kitchen is fitted in a modern and elegant shaker style and features integrated appliances and modern tiling.

Bedroom Area

8' 11" x 6' 10" (2.72m x 2.08m)

Shower Room

9' 5" x 4' 10" (2.87m x 1.47m) A fitted three piece modern bathroom suite comprising of a shower enclosure with Crosswater shower fittings, WC and pedestal wash hand basin. Complimented by Twyfords sanitaryware, bathroom cabinet, chrome heated towel rail and modern tiling.

Exterior Features & Specifications

- Disabled access throughout
- Electric Vehicle charging provision
- Secure bin storage
- Private bike storage
- Landscaping to encourage wild flora and fauna
- Communal entrance area
- Lift access to all floors

Notes

The Barker Buildings is offered for sale with 250 year leases.  
Service Charge - £853.37pa

