Rudlens & Co. Factory Mill Road, Wellingborough, Northamptonshire. NN8 1DT

£3,600,000 Freehold

FOR SALE

ARCHWAYS
REAL ESTATE

Northampton
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PROPERTY DESCRIPTION

Archways Real Estate are privileged to present to the market a rare and exciting investment opportunity in the ever popular town of Wellingborough. Rudlens & Co. factory consists of twenty four high end luxury apartments which are scheduled to be completed to a very high standard early 2022. The property will boast 20 one bedroom and 4 two bedroom apartments over five floors of a converted Shoe Factory with five of them being duplex apartments. The property is being sold as the freehold block and will come complete with a lift and 11 parking spaces. The property provides the new owner with a strong yield and a great addition to any portfolio.

FEATURES

- 24 Luxury Apartments
- Freehold Block
- 11 Parking Spaces
- Lift
- Stunning Period Building
- Sympathetically Converted
- Within Easy Reach Of Wellingborough Train Station
- Set Over Five Floors
- 15 One Bedroom And 4 Two Bedroom Apartments
- 5 One Bedroom Duplex Apartments
- All Apartments To Be Finished To A Very High Standard
- Superb Addition To Any Portfolio

ROOM DESCRIPTIONS

Basement Level

Three 1 bedroom duplex (living space)
Two 1 bedroom apartments

Ground Floor

Three 1 bedroom duplex (Bedroom Level)
One 1 bedroom apartment
Two 2 bedroom apartments
Lift to all upper floors

First Floor

Five 1 bedroom apartments
One 2 bedroom apartment

Second Floor

Five 1 bedroom apartments
Two 1 bedroom duplex (Living level)

Attic Floor

Two 1 bedroom duplex (bedroom level)
Two 1 bedroom apartments
One 2 bedroom apartments

Outside

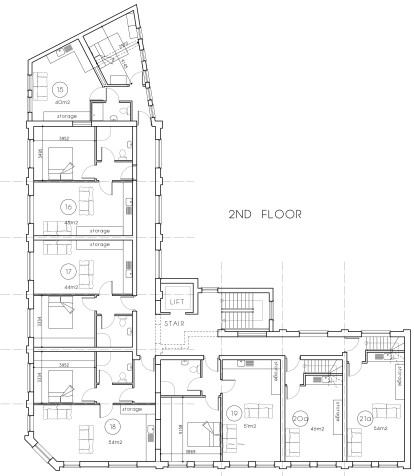
11 Parking Spaces

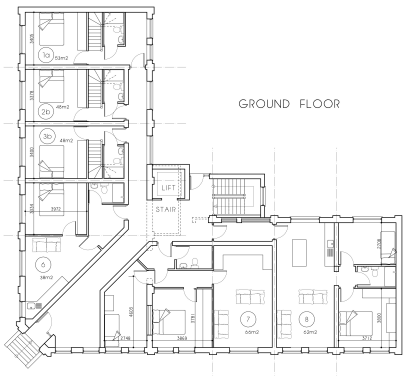
Note:

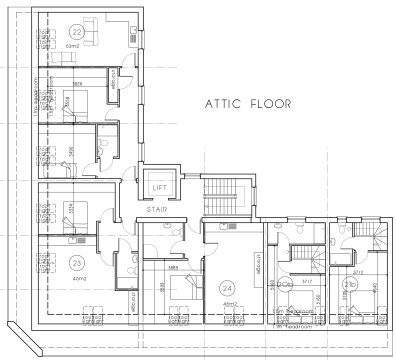
Internal CGI's are for illustration purposes only and are representative of the show home not all apartments.

FLOORPLAN

Apartment	Area (m2)	Double bed (m2)	Single bed (m2)
1	53	13.5	
2	48	13.5	
3	47	15.0	
4	51	15.4	
5	38	13.2	
6	66	14.6	11.1
7	60	14.1	10.0
8	63	14.1	
9	45	13.8	
10	44	13.2	
11	55	13.2	
12	51	16.0	
13	62	14.1	10.0
14	60	14.1	
15	45	13.8	
16	44	13.2	
17	55	13.2	
18	51	16.0	
19	46	12.2	
20	54	16.7	
21	54	13.5	10.7
22	46	13.5	
23	46	13.5	
24	46	13.6	







Revisions:
A: 19/03/20 Critical dimensionsto rooms added; apartment/room area schedule added, bay window retained, fixed storage added.

Title: Proposed conversion from factory to 24 no. apartments at: Mill Road, Wellingborough for: Provident Homes Mill Road Ltd PROPOSED PLANS

Drg. No. 85-19-04 A Scale: 1:100

Drawing size: A1 Date: Dec. 20189

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