

De Scotia 428 Downham Way, Bromley, Kent, BR1 5HR
E-mail: enquiries@descotia.com Web: www.descotia.com

45 Webbs Factory, Bunting Road, Northampton, NN2 6HU



De Scotia Estate Agents are delighted to be appointed as the vendors sold agent to market this unique apartment set within a converted factory, the property boasts double glazing, gas central heating, modern fitted bathroom, modern style fitted kitchen, two double bedrooms with a spacious 28ft open plan kitchen/lounge, allocated gated parking, communal gym and communal courtyard with private decking area. Further benefits to include the property being conveniently located within close proximity to Northampton Town Centre, in easy reach of local shopping facilities, parkland, health centres and Grosvenor Centre where you will find an array of shopping, restaurants and banking facilities. This property is offered with no onward chain, in our opinion this property would make a great first time buy or rental investment. Call our office to arrange a viewing at your earliest convenience 0208-697-8871.

- **Converted Webbs Factory**
- **Two Bedroom Modern Apartment**
 - **Double Glazing**
 - **Gas Central Heating**
- **28ft Open Plan Kitchen/Lounge**
 - **Modern Style Kitchen**
- **Private Decking Area With Communal Courtyard**
 - **Communal Gym**

£190,000 Leasehold

Note : These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

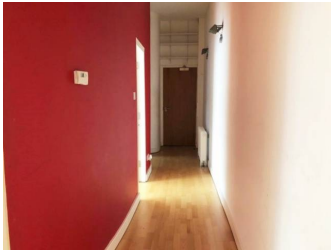
Entrance

Communal hallway and landing up to second floor



Hallway

Built in shelves above door, radiators, storage cupboard and overhead storage cupboard, solid wood flooring



Lounge

28'6" x 15'3" (8.69m x 4.65m)

Double glazed French doors to side with surrounding windows, radiators, power points, aerial point, TV point, wooden flooring, up lights



Kitchen

8'87" x 8'18" (4.65m x 2.90m)

Stainless steel wall and base mounted units, stainless steel sink and mixer tap, stainless steel electric oven, gas hob, stainless steel extractor fan, plumbing for washing machine, integrated fridge freezer and dishwasher, power points, granite work surface, tiled splashback and tiled flooring



Bedroom 1

10'8" x 12'3" (3.25m x 3.73m)

Double Glazed french doors and windows to side, radiators, built in wardrobes, up lights

Bedroom 2

11'9" x 7'22" (3.58m x 2.69m)

Double glazed windows to side, cupboard housing boiler, radiator, wooden flooring, wall up lights, wooden flooring, power points, telephone point, aerial point



Bathroom

8'7" x 7'49" (2.62m x 3.38m)

Frosted double glazed windows to side, tiled enclosed bath with thermostatic shower, glass shower screen, low level WC with hidden cistern, glass hand wash basin with storage cupboard, radiator, fitted mirror, tiled walls and floor, shave point



Rear Garden

2'0" x 7'9" (0.61m x 2.36m)

Patio area with shared court yard



Parking

Gated allocated parking under ground





The Property Misdescriptions Act 1991

Whilst we as De Scotia estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they may be available by separate negotiation.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the De Scotia Association Consortium Company of which it is a member and for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agents.