

Whites

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Flat1, 124 Bailiff Street Northampton NN1 3EA



PRICE: £135,995 Leasehold

This split level two bedroom warehouse conversion is situated close to the town centre and offers views over the Racecourse. The accommodation is positioned over two floors and consists of a fantastic 28' open plan living area that flows through to a modern kitchen, cloakroom, master bedroom with ensuite, bathroom, further bedroom and main bathroom. The property boasts exposed brickwork, beams and factory style windows. With style and space, this is apartment living at its best.

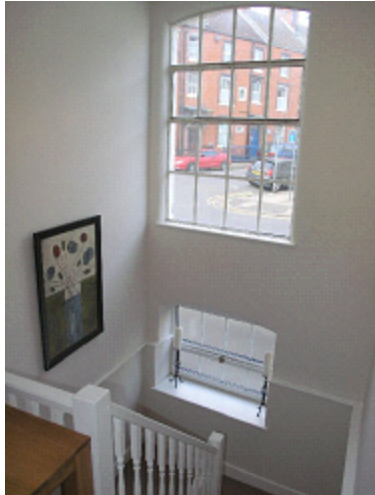
All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

ACCOMMODATION

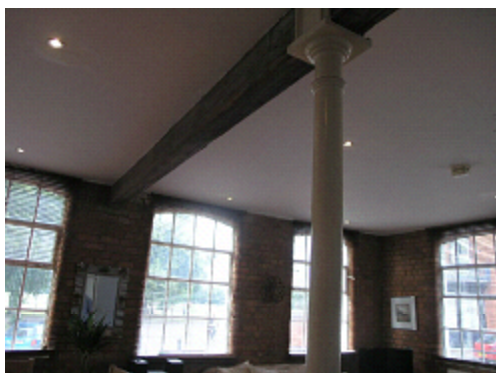
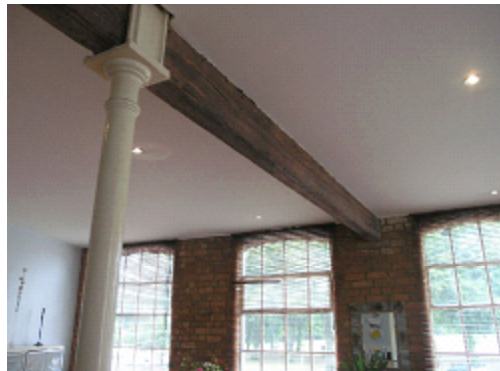
GROUND FLOOR

ENTRANCE VIA: Enter through secure entrance into communal hall, door to apartment 1.

HALL: Two double glazed factory style windows to front aspect, single panel radiator, stairs to lower floor, doors to living area and cloakroom.



LIVING AREA: 28'4x18'7 (8.64mx5.66m) An open plan living area incorporating lounge, dining area and kitchen.



LIVING/DINING: With exposed brickwork, six double glazed factory style windows offering views over the Racecourse Park, exposed beams, four double panel radiators, TV and telephone points, leading to kitchen area.

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KITCHEN:

The kitchen area comprises of a range of Shaker style base level and wall mounted cupboards, stainless steel sink and drainer with mixer tap, tiling to splash back areas, plumbing for washing machine and dishwasher, tiled floor and breakfast bar.



CLOAKROOM:

Door from hall, comprising low level WC and wall mounted wash basin, tiling to splash back areas and laminate flooring, leading through to storage area.

STORAGE AREA: Accessed from cloakroom, housing boiler.

LOWER GROUND FLOOR

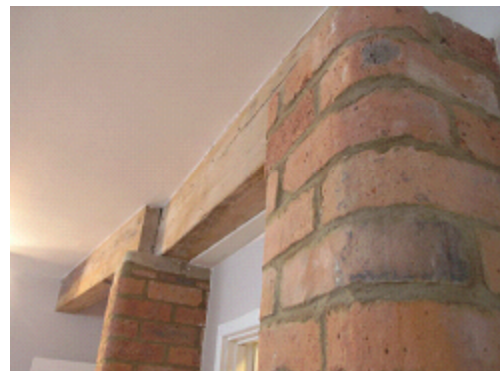
HALL:

Under stairs storage, doors to:



BEDROOM 1:

18'7x12'9 (5.66mx3.89m) Three obscure double glazed windows to side aspect, exposed brickwork and beams, two double panel radiators, TV point and door to en-suite.



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ENSUITE: A three piece suite in white comprising low level WC, pedestal mounted wash basin and bath with shower over and shower screen, tiling to splash back areas, laminate flooring, timber panelling to dado height and extractor fan.

BEDROOM 2: 17'6x9'2 (5.33mx2.79m) Three obscure double glazed windows to front and side aspects, exposed beams, TV point and single panel radiator.



BATHROOM: A white three piece suite comprising low level WC, pedestal mounted wash basin, and panelled bath with shower over and shower screen, timber paneling to dado height, laminate flooring, tiling to splash back areas and extractor fan.

FRONT EXTERIOR:



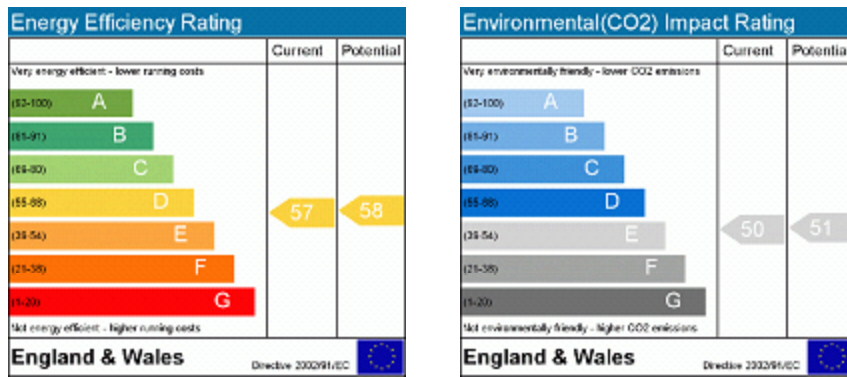
LEASE INFO: Share of Freehold. Lease is 999 years from 2002. Permit parking.

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

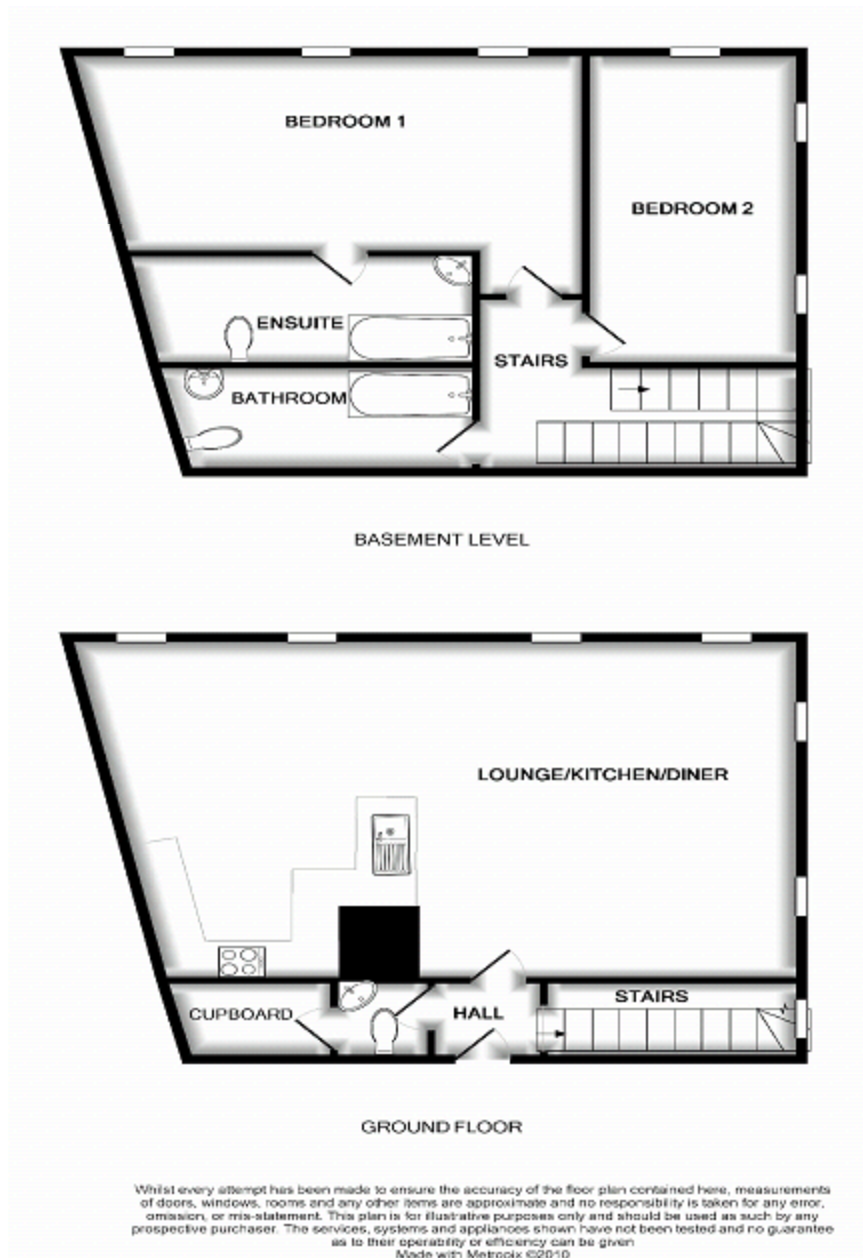
**** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose ****

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ENERGY PERFORMANCE CERTIFICATE:



FLOORPLAN:



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