



# Leatherworks Way

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with floorplan 02025

## Leatherworks Way

Little Billing

NN3 9EP

PRICE £164,000

**An immaculately presented and spacious, first floor apartment in a Grade II listed Art-Deco building, located on the former Pearce Leatherworks site, redeveloped in 2016.**

The accommodation comprises; a spacious communal reception area and first floor landing, private entrance hall, an open plan living area in excess of 31 feet in length with separate lounge, kitchen and dining areas, two double bedrooms and a family bathroom. The property is fitted in a sympathetic and modern style with aluminium double glazing, gas fired radiator heating, built in wardrobes and benefits from allocated off road parking in a residents car park.

Leasehold Information: Lease Remaining - 140 years (as of 2025) / Ground Rent - £137.50 (every 6 months) / Service Charge - £1048 (every 6 months)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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