



## 116D The Old Leatherworks

Bailiff Street, Northampton, NN1 3EA

£995 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into 10th July 2026!!!!

A fantastic opportunity to rent this one bedroom first floor apartment with its own private entrance, situated within a stylish former Victorian Boot factory on the outskirts of Northampton Town centre. The property is within walking distance to the Town Centre and is located one mile from the Train Station. The Racecourse Park is located just a stone's throw away.



Unfurnished accommodation: Private entrance, hallway, open plan living room/kitchen/diner, bedroom and bathroom. Energy Rating D. Council Tax A

This converted apartment is located behind a set of security gates with a gravel walkway to its own front door. The front door opens into the open plan living room/kitchen/dining room. The large light and airy open plan living space is finished with original black wooden beams in the vaulted 10 foot high ceiling, plus wood-effect flooring, and black UPVC double glazed windows. The stylish modern kitchen area has a range of base and eye level cabinets with Quartz worktops. Kitchen appliances include a ceramic hob, an electric oven and a stainless-steel extractor hood. There is a fridge freezer and washing machine supplied with the property, but the landlord is not liable for the repair or the replacement of either.

The bathroom has a smart mirror, motion-activated lighting, a three-piece white suite including a low level toilet, a hand wash basin and a power shower over the bath, with a shower screen and tiled surround and electric towel rail.

The bedroom is fully carpeted with high vaulted ceilings of up to 10 foot high, with a built in storage cupboard and two windows overlooking the communal outside area.

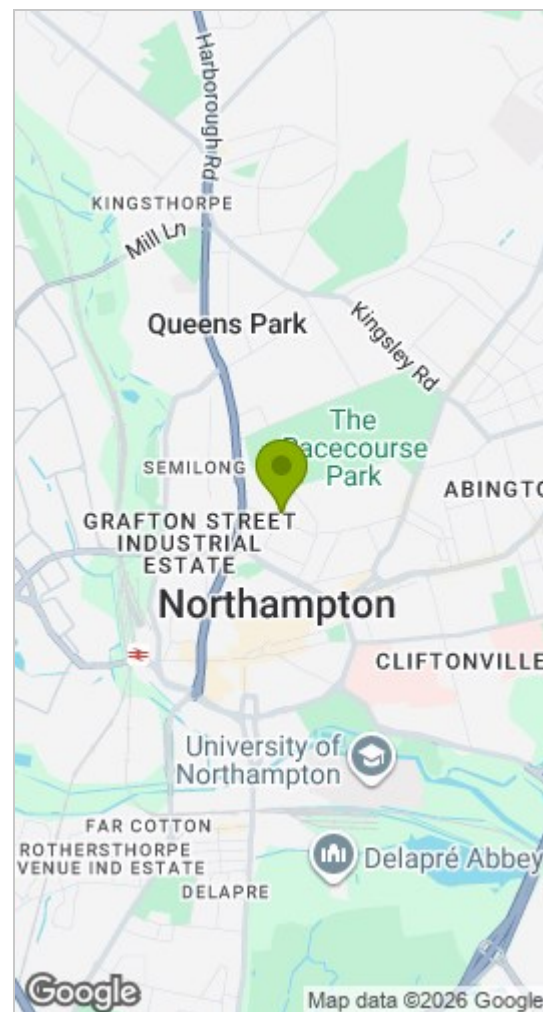
This modern and stylish apartment benefits from security gates, UPVC double glazing, secure video entry system, smart phone enabled electric heating and a communal bike rack.

Living Room 19'05 x 14'10 (5.92m x 4.52m)


Bedroom 11'03 x 10'06 (3.43m x 3.20m)

Bathroom 7'09 x 5'06 (2.36m x 1.68m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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