

Flat 5 36 Leatherworks Way
Little Billing
Northampton
NN3 9EP

£144,995

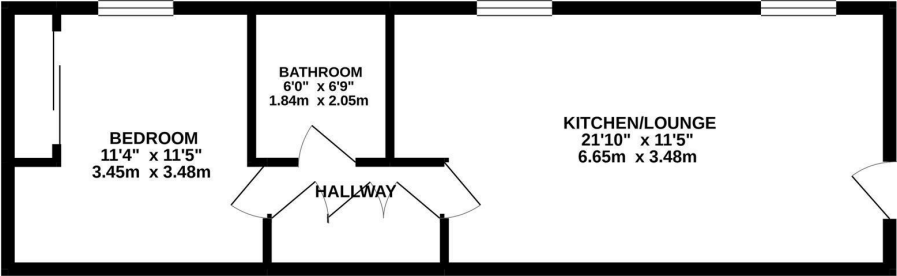


OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 Metropix ©2021



AT A GLANCE...



Open Plan Kitchen/Lounge



Modern Kitchen With Integrated Appliances



One Bedroom



Three-Piece Bathroom



Communal Garden and Clothes Drying Area



Allocated Parking Bay and Visitors Pass



WHAT'S GREAT?

Oscar James are thrilled to offer for sale this stunning one bedrooomed, ground floor apartment situated in a converted Art Deco Leatherworks factory. Located in Little Billing, this home is on the doorstep of an abundance of local amenities including Weston Favell Shopping Centre, Lings Trilogy, Northampton Academy School and many more. Additionally, the transport links are fantastic, with frequent buses as well as easy access to the A43/A45 and inevitably the M1.

On entering you are welcomed into the open plan modern kitchen/lounge area which has been well kept by its current owner and includes several integrated appliances. Appliances include a never used dishwasher, fridge, freezer, washing machine, gas hob and electric oven.

Leading from the kitchen you will find a hallway with extensive storage, access to the three-piece bathroom, and the bedroom with built-in mirrored wardrobes.

This home is offered to the market in immaculate condition by its current owners and boasts a gas combination boiler and integrated appliances.

Externally, this apartment benefits from a large communal garden with separate area for clothes drying. In terms of parking, one parking bay is allocated as well as a visitor parking ticket included within the service charge.

Leasehold Information:

- 145 Years remaining on a 150 year lease.
- Service Charge - Approx. £1374.67 p/a
- Ground Rent - £87.50 Every 6 months.

To book in for your internal viewing please contact Oscar James Northampton.

...expect excellence



SELLER'S SECRET

I have loved living here at Leatherworks Way, the main selling point was the location and this has been extremely convenient as everything is just a short walk away!



Why we like it....

The current owners have offered this modern apartment to the market in immaculate condition.

In our opinion this would be a perfect purchase for a first time buyer.

OSCAR JAMES

336 Wellingborough Road | Northampton |
NN1 4ES
01604 622722
www.oscar-james.com

To buy or not to buy....
