12 Brookes Mews
Earls Barton
NORTHAMPTON
NN6 0LD

£200,000

- SPACIOUS FIRST FLOOR APARTMENT
- OPEN PLAN LIVING
- ALLOCATED PARKING
- ICONIC EX SHOE FACTORY CONVERSION
- TWO BEDROOMS
- VILLAGE LOCATION
- UNDERFLOOR HEATING
- ENERFY EFFICIENCY RATING : TBC

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Located in the charming village of Earls Barton, Northampton, this delightful apartment on Brookes Mews offers a unique blend of modern living and historical charm. Housed within a thoughtfully converted factory, this property is steeped in character, making it a truly special place to call home.

The apartment features a spacious open plan living area, perfect for entertaining guests or enjoying a quiet evening in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, providing all the necessary amenities for daily living.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a desirable location. The site is the original building to the iconic Kinky Boots film which adds a touch of local flair, making it an intriguing choice for those who appreciate the arts and culture.

Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment offers a wonderful opportunity to enjoy the best of village life while being just a short distance from the amenities of Northampton.

First Floor

Entrance Foyer
Enter via a outer door into the entrance hall with stairs rising to first floor apartment

Entrance Hallway
Enter into the entrance hallway with entry phone system and alarm panel. Door to;

Living Area
15'8" x 15'2" (4.78 x 4.64)
Large open plan living area with six double glazed sash windows to front and side aspects with laminate flooring, underfloor heating and ceiling beams.

Kitchen
15'8" x 7'6" (4.78 x 2.30)
A range of floor and eyelevel high gloss kitchen units with matching Oak worktops and splashbacks. Built-in appliances to include an induction hob, electric oven and a wine cooler with plumbing for dishwasher and washing machine. Single bowl inset sink with drainer and Swan neck mixer taps with a double glazed sash window to the front aspect and underfloor heating.

Bedroom One
13'7" x 12'9" (4.15 x 3.91)
Two double glazed sash windows to the side aspect and underfloor heating.

Bedroom Two
13'7" x 9'1" (4.15 x 2.77)
Two double glazed sash windows to the side aspect and underfloor heating.

Bathroom
Three piece modern suite comprising a WC, wash basin and a bath with shower over with tiling to water sensitive areas and a double glazed obscure window to the rear aspect and underfloor heating. A built-in airing cupboard housing the central heating boiler.

Externally
There is a communal entrance controlled by an intercom entry system.

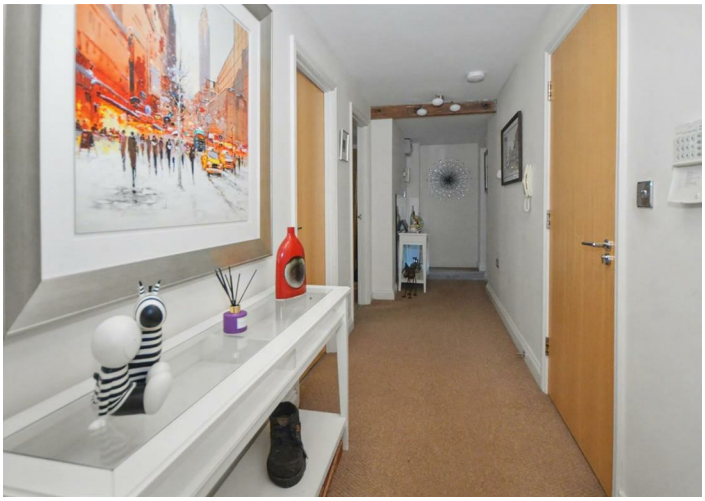
Parking
There is a large car park with two designated parking spaces and visitor parking.

Local Information

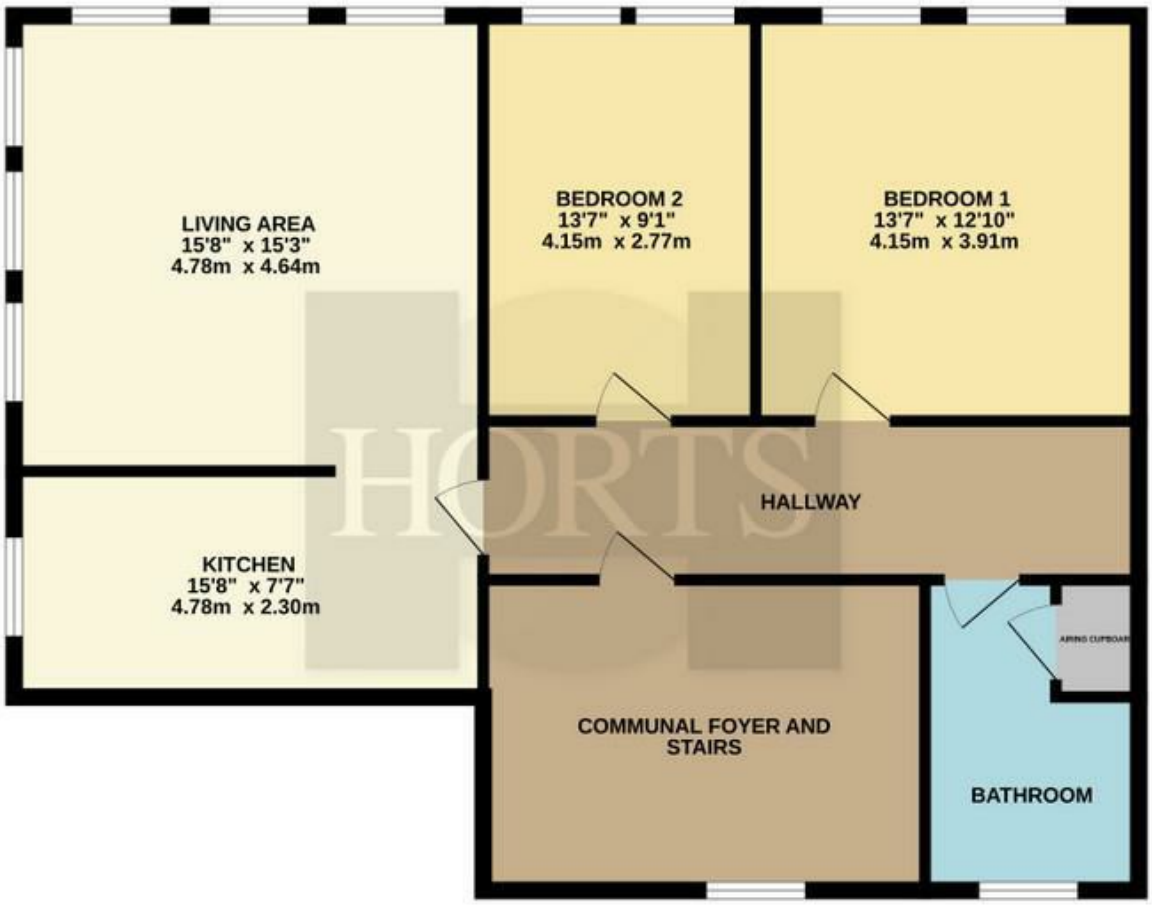
Earls Barton
Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.
The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.
The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.
The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Leasehold Details
There is an 125 year lease with 101 years remaining.
The annual service charge is £100 per annum and a monthly service charge of £118



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.
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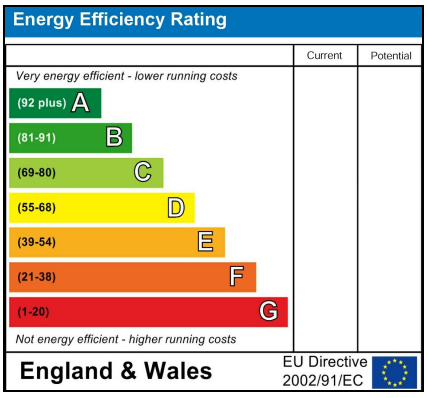

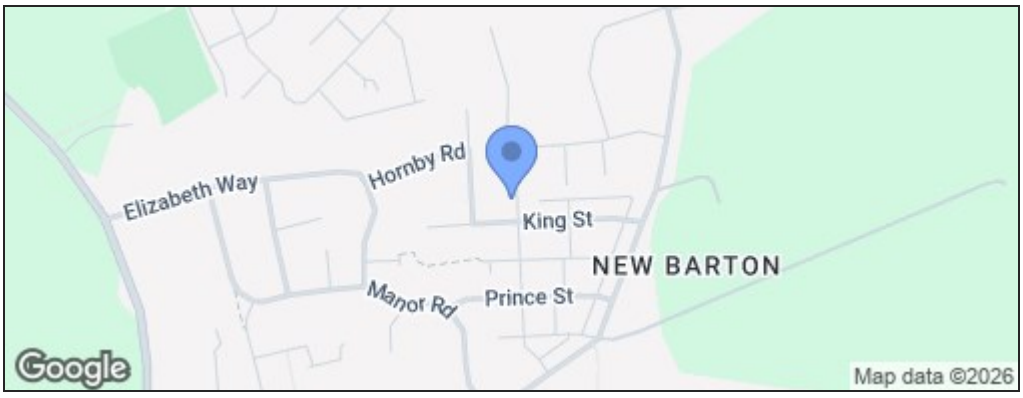

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