

Overs Over  
**£155,000**

Leasehold

**Churches Factory, 16 Duke Street, Churches Factory, Northampton, NN1 3BA**

A beautifully presented two-bedroom spacious apartment which offers charm and character throughout. The property accommodation in brief:

Entrance Hall, Open Plan Lounge/Dining Room & Kitchen, Two Double Bedrooms, Luxury Bathroom & Secure Gated Parking Space

**Northampton**

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Offices also located in Daventry

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### ENTRANCE HALL

Enter via door to the front aspect. Intercom. Wall mounted thermostat. Storage heater. Laminate flooring.

### OPEN PLAN LOUNGE/KITCHEN AND DINING ROOM

28'11" x 15'2" (8.53m x 4.57m) Window to the rear aspect. Double glazed french doors to the balcony. Telephone point. Television point. Two storage heaters. Laminate flooring.

Contemporary range of wall and base level units. Work surfaces incorporating stainless steel sink and drainer unit. Tiling to splashback areas. Electric oven and hob with hood over. Plumbing and space for a washing machine. Integrated dishwasher. Integrated separate fridge and freezer. Laminate flooring.



### BEDROOM ONE

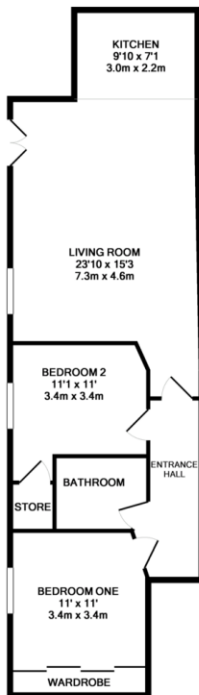
11'0" x 10'10" (3.35m x 3.05m) Window to the rear aspect. Built in wardrobes. Television and telephone points. Storage heaters.

### BEDROOM TWO

11'1" x 8'11" (3.35m x 2.44m) Double glazed window to the rear aspect. Television point. Storage heater. Cupboard housing hot water/heating system.

### BATHROOM

Suite comprising Jacuzzi bath with mixer taps and shower over, wash hand basin and low level WC. Fully tiled. Extractor fan. Mirror fronted cupboard. Wall mounted towel rail. Ceramic tiled flooring.



FLAT 6 CHURCHES FACTORY, NORTHAMPTON  
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.