



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# The Hawkins Building, Dunster Street, Northampton, Northamptonshire, NN1 3LX

£135,000 Studio



**Platinum Trusted Service Award**

Based on service ratings over the past year



Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)





## Property Summary

STYLISH FACTORY CONVERSION. A stylish flat situated in the stunning former Hawkins shoe factory originally constructed in the 1880's, now known as HAWKINSCOURT.

## Features & Utilities

- ✓ Second Floor Apartment
- ✓ Studio Living & Bedroom Area
- ✓ Open Plan Kitchen
- ✓ Shower Room
- ✓ Electric Heating
- ✓ Inward Facing



# Property Overview

STYLISH FACTORY CONVERSION. A stylish flat situated in the stunning former Hawkins shoe factory originally constructed in the 1880's, now known as HAWKINS COURT. This historic building previously had a royal crest for services to queen Victoria providing walking and riding boots for members of the royal family; it also supplied boots for the British military during WW1 The property is now grade II listed and is situated in the central NN1 district of the town with all local amenities close by to include pubs and bars, cafes, eateries, and everyday grocery stores. The development is high spec with each flat having video intercom receiver and the conversion has been done to an industrial style with character features to include exposed brickwork, timbers and metal framed sealed unit double glazed factory style windows. There is a large welcoming feature reception area and a secure car park with spaces available by separate negotiation. There is also lift access to the flats on the Dunster Street side of the building. Other flats can be viewed in the development subject to availability. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

Video intercom receiver. Wall mounted electric Cupboard housing hot water cylinder and consumer unit. Storage cupboard housing plumbing for washing machine.

## OPEN PLAN LIVING/BEDROOM 3.66m x 5.64m (12'0 x 18'6)

Three large feature factory style windows. Two electric heaters. Television point. Inset spotlights.

## KITCHEN AREA 2.08m x 3.76m (6'10 x 12'4)

Fitted with a range of wall and base units with work surfaces over. Integrated appliances to include electric oven and hob with extractor over, microwave, fridge freezer and dishwasher.

## UTILITY

Plumbing for washing machine.

## SHOWER ROOM

Three piece suite comprising shower cubicle with wall mounted shower, wash hand basin with mixer tap and cupboards under and low level WC. Tiled floor to ceiling. Roof light. Spotlights.

## **PARKING**

A parking space may be available at an extra cost. Please check at time of reservation for cost and availability.

## **LEASE INFORMATION**

We have been advised of the following: –

Service Charge – £777.18 pa

Review Date – 1st January each year.

Ground Rent: A peppercorn.

Length of Lease: 125 years remaining from 1.1.23

This information would need to be verified by your chosen legal representative.

## **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

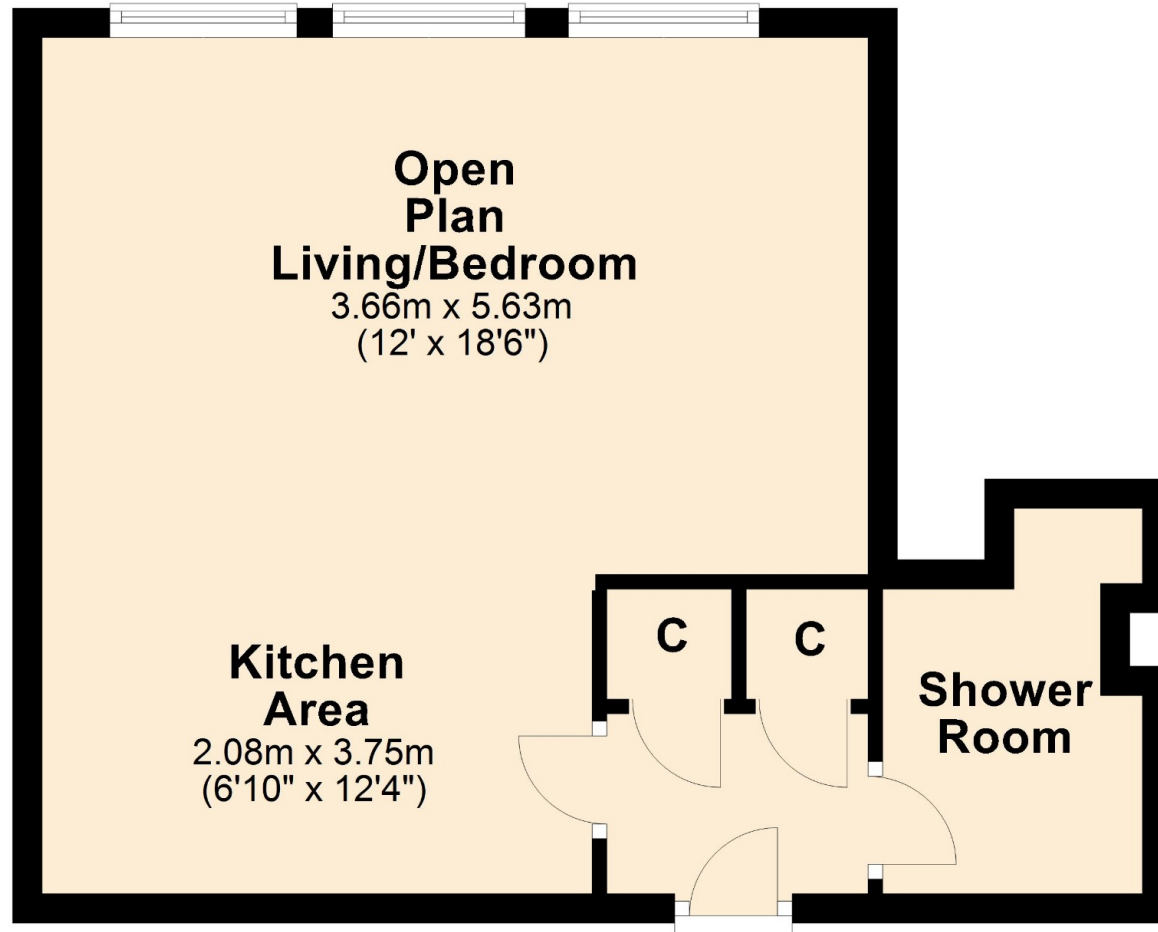
### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

Agents Notes – Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only. We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Floor Plan





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122  
**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

