



Apartment 7 The Factory, 59 Thrift Street | Wollaston | NN29 7AD



Matthew
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Offers In Excess Of £120,000

An ideal first-time buy or investment in the form of this first floor one-bedroom apartment in a development of eleven loft-style apartments created from a turn-of-the-century former factory in the heart of this popular village. Offering a car parking space, fitted kitchen with some integrated appliances, white bathroom suite and a combination of wood laminate, ceramic tiled and carpeted floors, as well as sealed unit double-glazed windows and electric heating. No chain.

- Converted from a former factory in 2005
- Ideal investment or first purchase
- No onward chain
- Allocated parking space
- Kitchen with integrated appliances
- Share of freehold as part of lease

Communal door and entrance hall with stairs to the first floor and further door to the

Entrance Hall

Entry phone, laminate flooring, door to cupboard housing hot water system, bedroom and opening into the

Sitting/Dining Area

11'1" x 12'10" (3.39 x 3.93)

Windows to the side, electric heater, TV point, laminate flooring, door to the bathroom and opening to the

Kitchen

6'6" x 6'7" (1.99 x 2.01)

Fitted with a range of beech effect fronted base and eye level units with worksurfaces above. Inset stainless steel sink with mixer tap, electric hob with single oven beneath and extraction above, integrated washing machine and fridge, tiled splash backs, laminate flooring.

Bedroom

12'0" x 8'2" (3.68 x 2.51)

Windows to side, electric heater, carpeted flooring.

Bathroom

5'5" x 6'7" (1.67 x 2.01)

Fitted with a three piece suite including a low level WC, pedestal wash hand basin and bath with panel to the side and shower from mixer tap. Tiled splash areas, electric heater, tiled floor, expelair.

Outside

The property enjoys an allocated parking space, access to communal planted and paved areas and a bin storage area.

Lease information

Lease Term - 125 years

Lease Start date - 1st January 2005

Ground Rent - NA

Current Service Charge - £95.00pcm

The leaseholder automatically becomes an equal shareholder in The Factory (Wollaston) Mgt Co Ltd, which owns the Freehold. An annual meeting is held to allow all leaseholders to determine the management of the block by the agent they have appointed.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





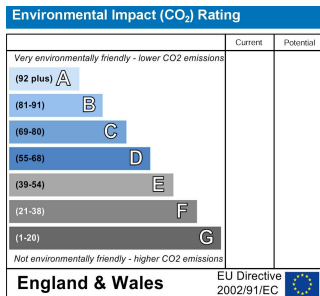
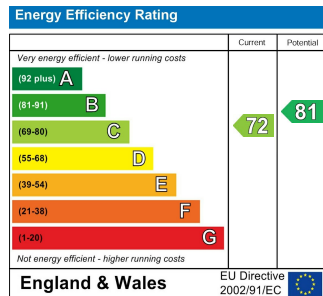
Further Information



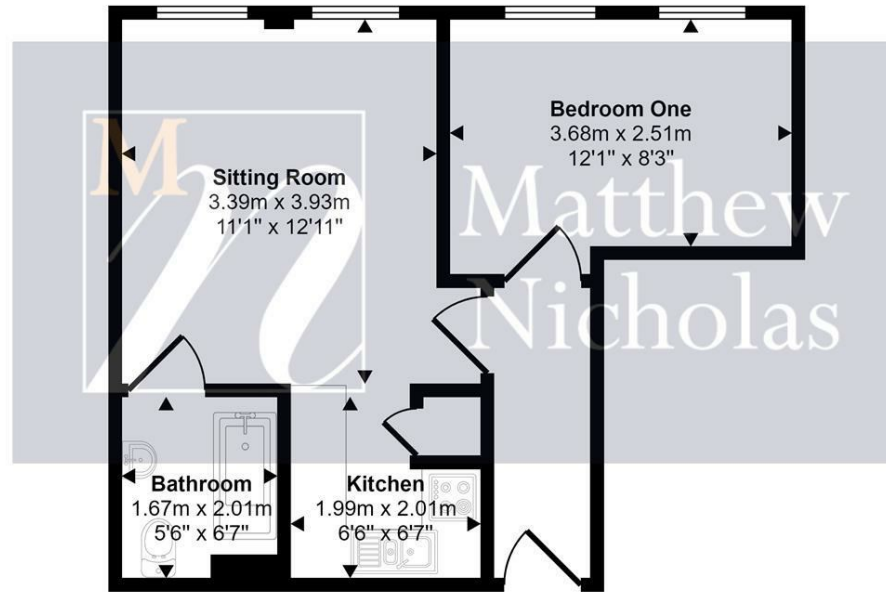
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 388.00 sq ft



Approx Gross Internal Area
36 sq m / 388 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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