



**Grove Works, Clare Street, Northampton NN1 3LS**

**welcome to**

## **Grove Works, Clare Street, Northampton**

Characterful loft apartment within a former shoe and boot factory conversion, beautifully presented throughout. Featuring exposed beams and brickwork, modern kitchen, private balcony and allocated parking. Gated development with a sought-after central location.

### **Entrance Hallway**

A welcoming hallway with wood flooring, exposed brick details and access to all principal rooms

### **Lounge**

A spacious and light-filled living space featuring vaulted ceilings, exposed timber beams, brick walls and direct access to the balcony.

### **Kitchen/Diner**

Well-presented and modern, fitted with integrated appliances, quality worktops, tiled splashbacks and excellent storage.

### **Bedroom One**

A generously sized bedroom showcasing original beams, excellent ceiling height and a calm, characterful finish.

### **Bedroom Two**

A well-presented second bedroom, perfect for working from home or occasional overnight guests, offering a functional layout and clean, modern finish.

### **Bathroom**

Stylishly appointed with a modern white suite, shower over bath, statement tiled walls and contemporary fittings.

### **Balcony**

A private outdoor space with decking, ideal for seating and planting, enjoying elevated views over the development.

### **Rear Parking**

Rear courtyard providing one allocated parking space. The development is accessed via gated entry. Bin storage is clean, organised and discreetly positioned, contributing to the overall tidy and well-managed feel of the development.





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## Grove Works, Clare Street, Northampton

- Factory conversion
- Loft apartment
- Exposed beams
- Brickwork character features
- Private balcony

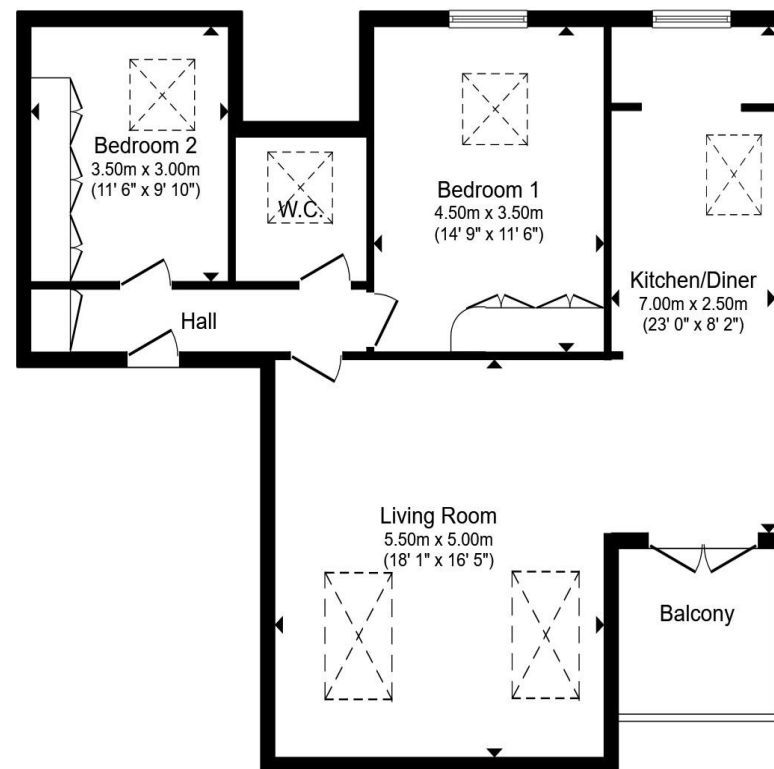
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Total floor area 82.0 m<sup>2</sup> (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
NMS115966 - 0008

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