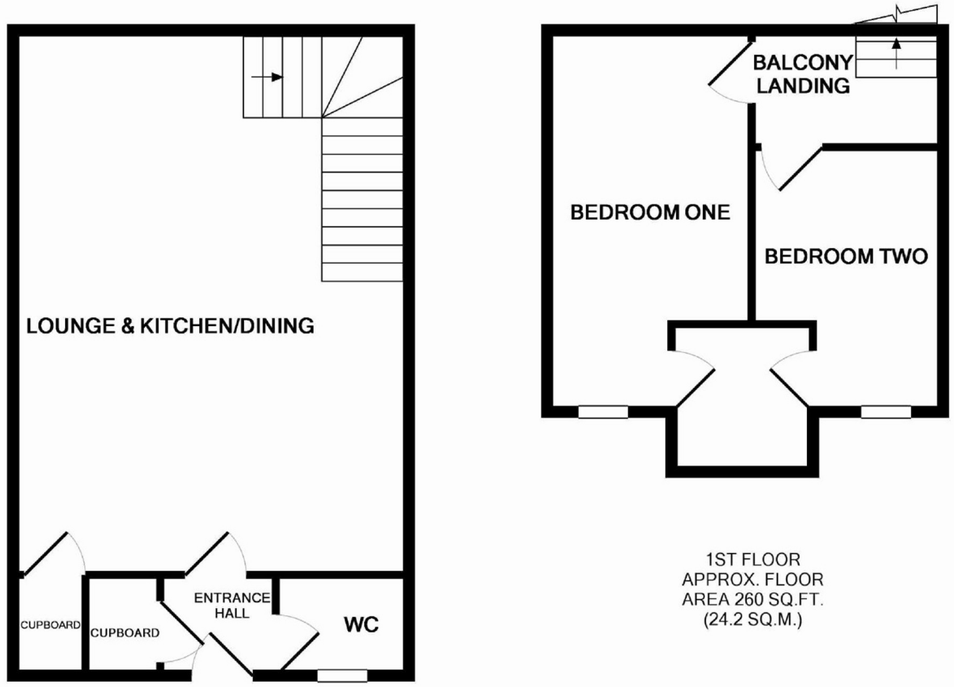
Make the right move!



1ST FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 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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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

EDWARD KNIGHT
ESTATE AGENTS







2.1 The Light Box, Duke Street, Northampton.
NN1 3BA. £160,000 Leasehold

Denny Knight Sales & Lettings are delighted to offer to the market this modern factory conversion duplex apartment located close to the town centre. Boasting large open plan living accommodation split over two floors within the "Light Box" building. Large windows provide plenty of light in this trendy conversion which consists of entrance hall, cloakroom/WC, lounge and kitchen/diner, stairs leading up to a balcony landing with two bedrooms and a Jack and Jill en suite. Further benefits include under floor heating and double glazing. Conveniently situated close to the town centre amenities and within a short walk to the train station this property would suit an investor or first time buyer.

22, Queensbridge, NN4 7BF northampton@dennyknight.co.uk www.edwardknight.co.uk 01604 632433

Tel: 01604 632433

www.edwardknight.co.uk

Accommodation Comprises;

Entrance Hall

Entry gained via a double glazed door. Storage cupboard.

Cloakroom/WC

Two piece fitted suite comprising of a low flush WC and vanity unit with wash hand basin mounted. Obscure double glazed window to the front aspect.

Open Plan Living Area

22' 1" x 16' 4" (6.73m x 4.98m) Comprising of a Lounge and Kitchen/Dining Area.

Lounge

Two large double glazed windows to the front and side aspects. Wood flooring with heating underneath. Stairs rising to a mezzanine balcony and landing area.

Kitchen/Dining

Fitted contemporary kitchen suite comprising of a range of base and eye level units. Stainless steel work surfaces. Electric oven, hob and extractor hood over. Sink and drainer unit with mixer tap over. Space for additional white goods.

Landing

Doors off to:

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m) Obscure double glazed window to the rear aspect.

Bedroom Two



