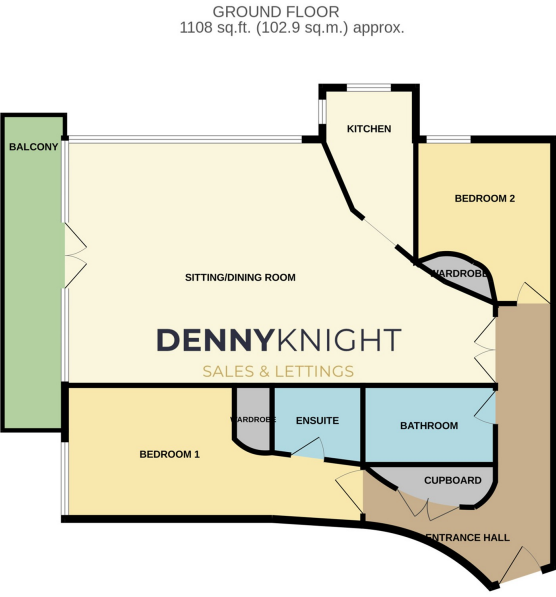


Make the right move!



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, the Agents accept no liability for any errors or omissions. The plan is for illustrative purposes only and should not be used for any other purpose. The property is shown as a guide only and is not intended to be a guarantee. Please visit the property for details.



**Flat 24 Grove Works, Grove Road,
Northampton. NN1 3LT.**

£199,995 Leasehold

Edward Knight Estate Agents are delighted to offer for sale this immaculate and stylish two-bedroom apartment with a balcony, situated on the second floor of the 'Clayson Lofts' factory conversion, Grove Works. Larger than average, the accommodation briefly comprises an entrance hall, open-plan sitting/dining room with a kitchen and study area, two bedrooms, a bathroom and an en-suite to the master bedroom. The property further benefits from stylish features throughout, including exposed brick, high ceilings, exposed steel beams, large windows and a balcony, along with gas radiator heating and a secure gated car park with an allocated space. It's also within walking distance of Northampton town centre.

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.

Second Floor

Bedroom 1

Large window to the side aspect, built in wardrobe and ensuite.
Radiator.

En Suite

Three piece suite, with walk in shower.

Bedroom 2

Large window to the front aspect. Radiator and built in wardrobe.

Bathroom

Three piece suite, with shower over bath.

Kitchen

Built in appliances, 4 gas ring hob and windows to side and front aspect.

Sitting/Dining Room

A magnificent open-plan sitting/dining room forms the heart of this home, wrapped in floor-to-ceiling windows that flood the space with natural light. French doors lead out onto a generous balcony, perfect for al fresco dining. A five-foot dividing wall connects seamlessly through to the kitchen, creating a sociable yet defined space ideal for entertaining and everyday living alike.

