



42 Bloomsbury House
Guildhall Road, Northampton, NN1



David Cosby
CHARTERED SURVEYORS
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42 Bloomsbury House

Guildhall Road, Northampton, NN1

Guide Price £167,500

- Stylish two bedroom, first floor apartment
- Grade II Listed property
- South East facing windows
- Highly sought-after Cultural Quarter location
- Open plan living space
- Fitted kitchen with integrated appliances
- Lift, and Secure Intercom Entry System

Description

This elegant first floor two-bedroom apartment is situated within a 1930's Grade II Listed property and has a guide price of £167,500.

Located in the Cultural Quarter of Northampton Town Centre, the design has been attributed to both Leonard Grey Ekins, the chief architect at the Co-operative Wholesale Society and F. A. Gotch, a well-known local architect.

With an impressive glazed conical staircase tower above the main entrance, faience tiles, and original metal framed windows, this historically important building was sympathetically converted in 2007 to provide comfortable and stylish residential accommodation.

Access to the apartment is via the winding terrazzo stairs or lift and there is a secure intercom entry system. Accommodation comprises an open-plan kitchen and living room area, single and double bedrooms, bathroom, and useful storage cupboard.



Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors

An elegant first floor two-bedroom apartment situated within a 1930's Grade II Listed property in the Cultural Quarter of Northampton Town Centre.



Location

Located within the exciting Cultural Quarter of Northampton Town centre the property is conveniently situated for thespian lovers with the Derngate theatre complex and also the smaller Royal theatre, one of the leading theatres in the region, next door. Film buffs can also be entertained by the cinematic treats on offer at the Northampton Film House.

The recently renovated Northampton train station is a short walk and provides direct links for commuters to London and Birmingham.

Permit parking can be arranged through Northampton Borough Council for the nearby St. John's carpark for approximately £30/pcm.



The Property

Entrance Hall

Main front door opening onto carpeted entrance hall with doors to bathroom and storage cupboard which houses the boiler, alarm and water stop tap. The entrance hall leads on to the open planning living area.

Living Room

The living room is a good-sized space with a large 3-panel metal casement window to the eastern aspect providing natural light. Secondary aluminium framed glazing has been provided. The living room is carpeted throughout with a panel radiator beneath the window and four perimeter pendant lights. A secure intercom entry system has been installed and is located adjacent to the hall.

Kitchen

The fully fitted kitchen to the open plan living space includes integral fridge/freezer, slim-line dish washer, electric hob with extractor hood over, and separate electric oven. There is a stainless-steel inset sink with mixer tap. The polished black granite worksurfaces and splashback contrast well with the light Oak effect base and wall units. Lighting is provided by four adjustable spot lights to a central rail. The floor is finished with timber laminate boards and there is space and plumbing for a washing machine.

Bedroom 1

The double bedroom has a south facing 3-panel metal casement window with secondary aluminium framed glazing. Heating is provided by a panel radiator beneath the window and the floor is finished with carpet matching the living room.

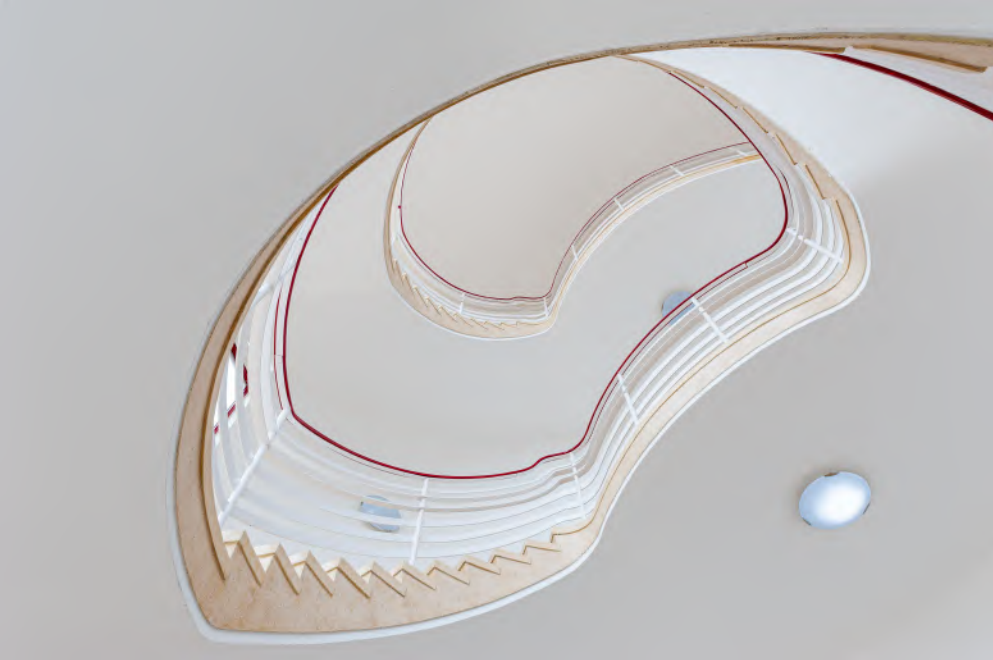
Bedroom 2

The single bedroom has a 2-panel metal casement window to the eastern aspect, again with secondary glazing. Matching carpet extends through from the living room and there is a panel radiator beneath the window.

Bathroom

The bathroom is fitted with well-maintained modern appliances including wall mounted ceramic wash hand basin with chrome mixer tap, bath with mixer tap and shower over with folding glazed screen, and WC with concealed cistern. Full height ceramic tiling with a high-level contrasting band have been fitted around the sanitary appliances. The floor is finished with ceramic tiles and there is an electric heated towel rail and shaver socket with light above the wash hand basin.







Agent Note:

Lease / Service Charge

This is a leasehold property and a service charge is payable.

Lease Term: 999 years from 2007

Current Ground Rent: £150 pa

Current Service Charge: £1044.60 pa

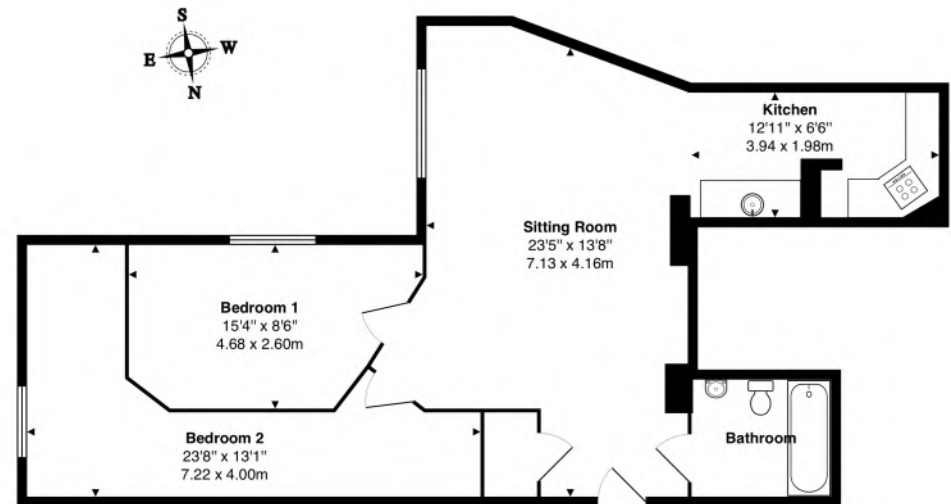
The lease terms and service charge provisions should be verified by your legal adviser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
42 Bloomsbury House Guildhall Road Northampton NN1
Reference:
4121



Total Area: 724 sq ft ...67.2 sqm
All measurements are approximate and for display purposes only

Local Authority: Northampton Borough Council

Council Tax: Band D

EPC: Current 83(B) Potential 83(B)

Services: Mains Electricity, Water, and Drainage

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.

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