



For Sale

Flat 4, 3 Cattle Market Road, Northampton

Offers Over £250,000

Welcome to The Latimer & Crick Building and this magnificent 2 Bedroom Apartment over looking the River Nene.

 **2**

 **1**

 **1**

 **83 m2**

The Apartment comprises a long entrance hall, a very large loft style living room, dining and kitchen, balcony, two bedrooms, a spacious bathroom with shower and bath and extensive storage space. The open plan kitchen has SMEG fitted appliances, oven, gas hob, fridge/freezer, dishwasher and washing machine and the whole flat benefits from gas radiator heating, double glazing, vaulted wooden ceilings, exposed original beams and an allocated parking space in a secure gated car park. The flat conversion was featured on Channel 4's "Property Ladder" show and has become a local landmark, which is often captured by local artists and photographers.

Positioned in the centre of town with views over the River Nene, the property benefits from fantastic river views across the market town and is a short walk from the town centre, local marina and train station. Several beautiful lakes, parks and heritage and cultural sites are a short walk away, including the 13th century Delapre Abbey, Beckett's Park, the Royal & Derngate theatres and 73 Derngate, the only Charles Rennie Mackintosh house contracted in England.

Council Tax Band D

Joel Beardsmore

07989715168

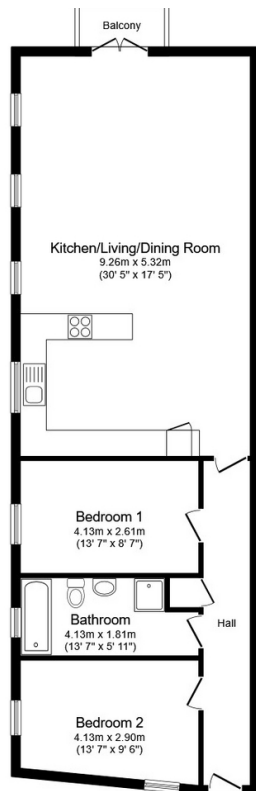
joel@thepropertyexperts.co.uk



 **The Property Experts**

The Property Experts UK

01604422551



- 360 Virtual Tour
- No Onward Chain
- 2 Double Bedrooms
- Open Plan Kitchen/Dining & Living Room
- Balcony over Looking the River
- Secure Parking Bay
- EPC Rating B

Total floor area 89.0 sq.m. (958 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



Joel Beardsmore
07989715168

joel@thepropertyexperts.co.uk