

Flat 1  
1 Grove Street  
Raunds  
NN9 6DP

Offers in excess of £500,000



OSCAR JAMES

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## WHAT'S GREAT?

### An Exceptional Duplex Apartment With Share Of Freehold

This truly is a one-of-a-kind hidden gem, offering the best of both worlds: the style and sophistication of a luxury London penthouse combined with a rural, market town location with local amenities right on your doorstep & offered to the market with no chain.

Extending in excess of 3,000 sq. ft of impressive accommodation, this substantial duplex apartment offers a scale rarely found in the local area. Accessed via two separate entrances one to the front & another from the rear car park, both shared with just one neighbouring apartment meaning the property has an excellent sense of privacy, security & exclusivity.

The entrance hall has double doors leading into the vast & versatile living space. Originally one expansive room, the current owners have thoughtfully redesigned the layout to create distinct living areas while maintaining an open, bright & airy feel throughout. A south-facing

balcony provides the perfect morning coffee spot plus there are two snug areas, a gym/study space & a huge reception area. This flexible layout allows for a variety of alternative uses to suit individual needs.

The accommodation continues into a gorgeous dining room where the high ceilings create a wonderful sense of grandeur paired perfectly with the feature fireplace adding character & charm.

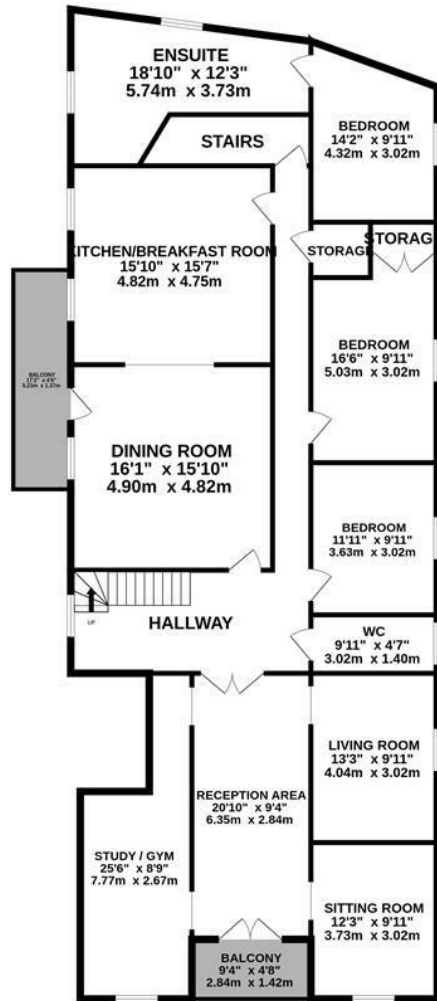
The contemporary kitchen has been beautifully refitted & features a central island providing breakfast seating. Completing this floor are three generous double bedrooms, one of which benefits from an ensuite. There is also understairs storage & a cloakroom.

The impressive master suite occupies the second floor boasting built-in wardrobes & a stunning refitted en-suite comprising a four-piece suite. The vaulted ceilings & beams create a striking architectural feature, enhancing the sense of space & character.

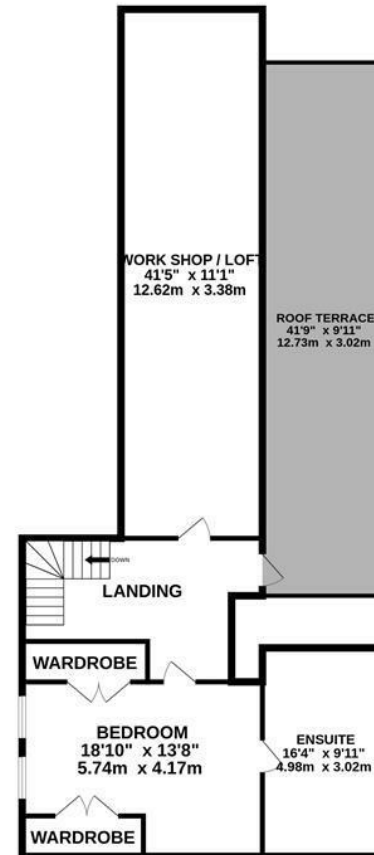
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# Floor Plan

GROUND FLOOR  
2049 sq.ft. (190.4 sq.m.) approx.



1ST FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 3123 sq.ft. (290.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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From the landing, access is provided to one of the property's most unique features a newly renovated roof terrace. This substantial outdoor space enjoys views across Raunds including the local church whilst offering ample room for outdoor seating, dining & BBQ area.

Also accessed from the landing is a remarkable hidden workshop/storage area within the loft space. Stretching to over 40 feet in length, this extensive area provides exceptional storage or hobby space rarely found in apartment living.

Further enhancing the practicality of the property, the rear staircase leading down to the car park provides access to a completely separate utility/laundry room, while the ground floor benefits from an additional large storage area.

Properties of this size, character & versatility are exceptionally rare. An internal viewing is essential to fully appreciate the quality, unique features & remarkable scale of accommodation on offer.

## AT A GLANCE...

 <p>Exceptional space throughout</p>	 <p>Bespoke refitted kitchen</p>
 <p>Four generous double bedrooms</p>	 <p>Two ensembles &amp; cloakroom</p>
 <p>Two balcony's plus recently renovated roof terrace</p>	 <p>Allocated spaces within carpark</p>





# SELLER'S SECRET

The moment we stepped inside, we knew this was the home for us. We loved how unique it is, the incredible amount of space on offer, and the sense of privacy and seclusion throughout. We've carried out a number of renovations during our ownership, with the roof terrace being our favourite transformation. It's the perfect spot for relaxing in the sunshine, entertaining friends & enjoying summer barbecues.



## Why we like it....

Properties like this are incredibly rare. With over 3,000 sq ft of beautifully presented accommodation, it offers the feel of a luxury London penthouse while enjoying the charm and convenience of a rural market town location.

To buy or not to buy....

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