

## Apartment 8, The Print Hall, Calderton Central

Offers over £315,000

A two-storey duplex in the converted newspaper works, seconds from the theatres.



BEDROOMS  
2

BATHROOMS  
2

RECEPTIONS  
1

TYPE  
Duplex apartment

TENURE  
Leasehold

EPC  
D

### About this property

The Print Hall housed the Calderton Courier's presses until 1998, and Apartment 8 occupies a corner of the original print floor plus the gallery above. The lower level is a single open room under a 3.4-metre ceiling, with two of the building's signature steel-framed windows, exposed ducting picked out in black and a poured resin floor in warm grey.

A folded steel staircase leads to the upper level, where both double bedrooms sit off a short landing - the principal with an en suite and a glazed internal screen that borrows light from the windows below. The kitchen, on the lower level, is fitted in navy with copper hardware and a butcher's block island; the main bathroom continues the navy and copper theme.

There is a secure allocated parking space in the basement, accessed by car lift, plus a video entry system and a managed bin and bike store. The lease has approximately 119 years remaining and the service charge is approximately £2,200 per annum. The theatre quarter, the station and the Saturday makers' market on Press Yard are all within a three-minute walk.

### Key facts

- Council tax band D
- EPC rating D
- Two-storey duplex with 3.4m ceilings
- Secure basement parking via car lift
- Approximately 1,010 sq ft
- Leasehold, approximately 119 years remaining

Viewing strictly by appointment with **Mews Property** · 01632 220 410 · hello@mewsproperty.example

## Gallery

