

**22 Cotton Court River View
South Bridge
NORTHAMPTON
NN4 8EL**

£128,000



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A modern two bedroom first floor apartment situated on the south side of Northampton Town Centre. The accommodation comprises communal entrance hall, apartment entrance hall, large open plan living area with kitchen area, two double bedrooms and bathroom.

The property also benefits uPVC double glazing, gas radiator heating and allocated parking space with several communal visitor spaces.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant part of Northampton. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its appealing features and prime location. Don't miss the chance to make this charming flat your new home.

Ground Floor

Communal Entrance Hall

Stairs to all floors, doors to:

Second Floor Landing

Doors to:

Entrance Hall

Built in storage cupboard, radiator, doors to:

Open Plane Lounge/Dining Room/Kitchen

22'1" x 18'3" (6.75 x 5.58)

L-shaped room, radiators, uPVC double glazed window to rear and French door with 'Juliet Balcony' to front.

Kitchen Area

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, uPVC double glazed window to rear.

Bedroom One

10'5" x 9'1" (3.20 x 2.79)

Radiator, uPVC double glazed window to rear.

Bedroom Two

9'3" x 7'5" (2.83 x 2.27)

Radiator, uPVC double glazed French door to rear with 'Juliet Balcony'.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs, radiator, built in storage cupboard, uPVC double glazed window to front.

Externally

Communal Gardens

Allocated parking space, visitor spaces, flower and shrub borders, bin storage.

Agents Notes

West Northampton Council Tax Band: TBC

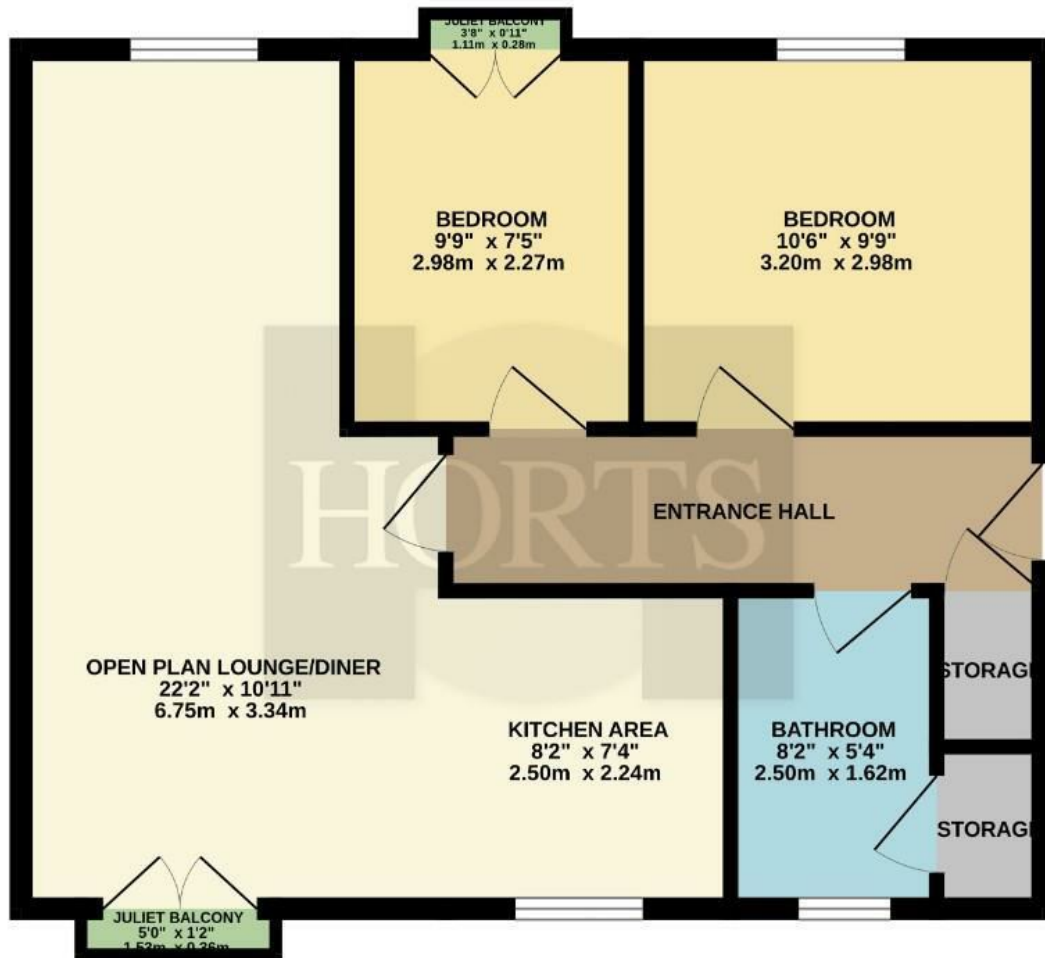
Length Of Lease: TBC

Service Charges: TBC
Ground Rent: TBC





GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

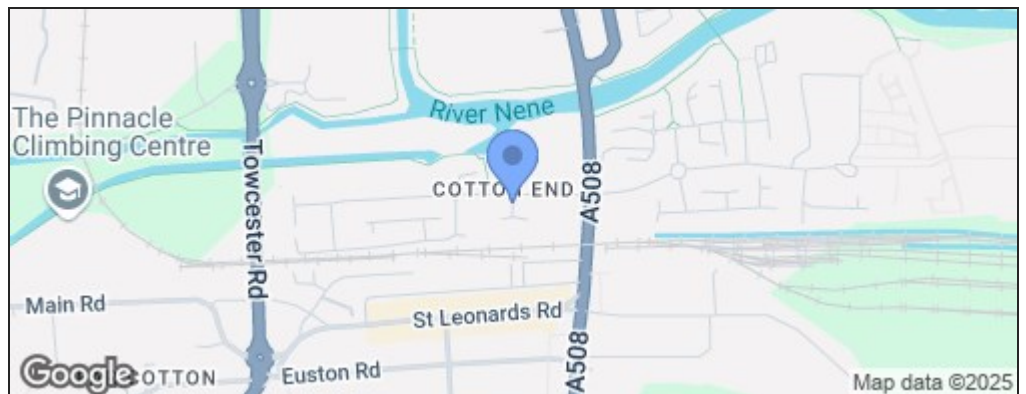


TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.

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 error, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.