



**Connells**

Payne House Oak Street  
Northampton





## Property Description

A two bedroom 1st FLOOR APARTMENT in a CONVERTED FACTORY situated close to the Town Centre. The property is presented in good condition and would make an ideal Buy-To Let or first purchase. Approx. 120 years remaining on the lease. Sold with NO ABOVE CHAIN.

Enter the building via door to communal hallway with stairs rising to the first floor.

The front door opens into the living room which provides access to all rooms. The living area is open plan to a modern kitchen with built-in appliances. The two bedrooms are to the rear and the shower room has a fitted three-piece suite.

The apartment is neutrally decorated throughout and boasts double glazed windows, electric heating and secure gated parking for one vehicle.

## Entrance Hall

Enter via door to the front aspect.

## Open Plan Living / Kitchen

### Living Room

15' 5" max x 13' ( 4.70m max x 3.96m )

Two double windows to the side aspect. Television point. Two wall mounted electric heater. Intercom.

### Kitchen

7' 5" x 5' 1" ( 2.26m x 1.55m )

Fitted kitchen comprising a range of wall and base units. Work surfaces. Stainless steel sink and drainer unit. Electric oven and hob with cook hood over. Plumbing and space for washing machine. Space for fridge/freezer. Laminate flooring. Double glazed window to the side aspect.

## Bedroom One

10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed window to the side aspect. Wall mounted electric heater.

## Bedroom Two

9' 10" x 7' 6" ( 3.00m x 2.29m )

Double glazed window to the side aspect. Wall mounted electric heater.

## Shower Room

Suite comprising shower cubicle, vanity wash hand basin and low level WC. Shaver point. Laminate flooring. Heated towel rail. Double glazed window to side aspect.

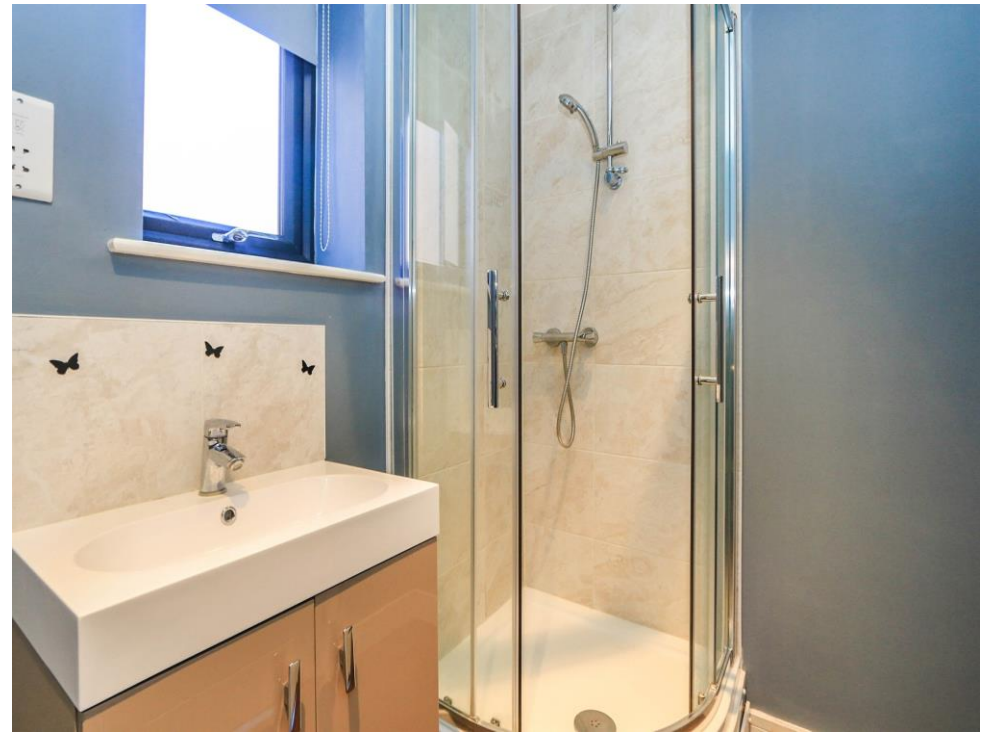
## Outside

## Parking

One allocated parking space.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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