



**Connells**

West Cotton Close  
Northampton



### Property Description

Connells Estate Agents are delighted to offer to the market this well presented and spacious two bedroom apartment situated within close proximity to Northampton Town Centre and Northampton Train Station.

Accommodation comprises; entrance hall with ample storage, spacious lounge, kitchen, two double bedrooms and family bathroom.

Outside; there is an allocated parking space.

### Entrance Hall

Enter via door to the front aspect. Intercom system. Airing storage cupboard. Storage cupboard.

### Lounge

11' 4" x 14' 8" ( 3.45m x 4.47m )

Double glazed window to the rear aspect. Television point. Wall mounted radiator.

### Kitchen

6' 9" x 9' 2" ( 2.06m x 2.79m )

wall and base units. Worksurfaces. Sink and drainer unit. Space for fridge-freezer. Plumbing and space for washing machine and dishwasher. Induction hob, oven and hood over. Double glazed window to the side aspect.

### Bedroom One

12' 5" max x 11' 3" max ( 3.78m max x 3.43m max )

Double glazed window to the front aspect. Wall mounted radiator.

### Bedroom Two

9' 4" max x 8' 10" ( 2.84m max x 2.69m )

Double glazed window to the front aspect. Wall mounted radiator,

### Bathroom

Shower cubicle, vanity wash hand basin and low level WC. Towel rail radiator. Extractor fan.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: D**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/NHT411344](http://connells.co.uk/Property/NHT411344)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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