



**Connells**

West Cotton Close  
Northampton





## Property Description

Connells Estate Agents are delighted to present this spacious two bedroom ground floor apartment situated within close proximity to local amenities including Northampton Town Centre and Northampton Train Station.

Accommodation comprises; entrance hall, generous sized lounge, separate kitchen, two generous sized double bedrooms, en suite to master bedroom and family bathroom.

Outside; there is an allocated parking space.

## Entrance Hall

Airing cupboard. Wall mounted intercom.

## Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

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

## Kitchen

8' 10" x 7' 5" ( 2.69m x 2.26m )

Double glazed window to side aspect. Wall mounted radiator. Wall and base units. Worksurfaces. Electric hob with hood over. Oven. Sink and drainer unit. Space for undercounter fridge freezer.

## Bedroom One

13' 6" x 11' 7" ( 4.11m x 3.53m )

Double glazed window to front aspect. Wall mounted radiator. Built in wardrobes.

## En Suite

Double glazed window to front aspect. Wall mounted radiator. Shower cubicle. Extractor fan. Low level WC and wash hand basin.

## Bedroom Two

12' x 8' 10" ( 3.66m x 2.69m )

Double glazed window to front aspect. Wall mounted radiator.

## Bathroom

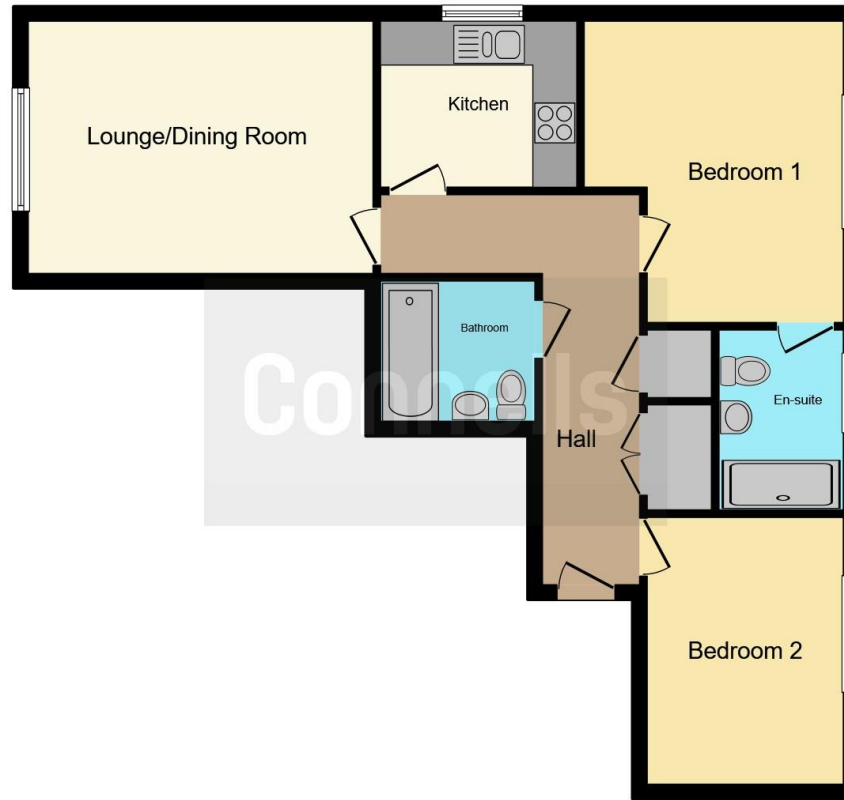
Wall mounted radiator. Bath. Low level WC and wash hand basin. Shaver point. Extractor fan.











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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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT411963](https://www.connells.co.uk/Property/NHT411963)**

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.

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