



Connells

St. Andrews Road
Northampton



Property Description

Connells are pleased to present this stunning ground floor apartment is set in a GATED DEVELOPMENT ideally located close to the railway station with links to London and Birmingham. With spacious OPEN PLAN living/kitchen area, two bedrooms, modern family bathroom and allocated parkin

The open living area is a highlight of this flat, creating a spacious and welcoming atmosphere. The layout allows for easy interaction between the living room, dining area, and kitchen, making it ideal for entertaining guests or spending quality time with family.

In addition to the indoor space, this flat also features an outdoor garden area. This outdoor space provides a tranquil retreat where residents can relax, have a barbecue, or simply enjoy the fresh air.

One of the key advantages of this property is its location. Situated within close walking distance to the town centre and train station, residents have easy access to a wide range of amenities, including shops, restaurants, and public transportation. This makes commuting and running errands a breeze.

Overall, this 2-bedroom ground floor flat offers a secure and comfortable living environment with convenient access to local amenities. Whether you're a small family or an individual looking for a well-connected home



Entrance Hall

Karndeen flooring. NEST thermostat. Intercom. Storage cupboard.

Living Room / Kitchen

23' 6" x 15' 11" max (7.16m x 4.85m max)

Wall and base units. Worksurfaces. Sink and drainer unit with mixer tap. Part tiled walls. Built in oven. Four ring hob with hood over. Integrated fridge-freezer. Cupboard housing central heating boiler. Karndeen flooring. Two wall mounted radiators. Two double glazed windows to the front aspect. Television and telephone point.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed french doors to the terrace, Wall mounted radiator. Television and telephone point.

Bedroom Two

12' 9" x 6' 8" (3.89m x 2.03m)

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

Bathroom

Bath with mixer taps and shower over. Wash hand basin and low level WC. Tiled floors, part tiles walls. Shaver point. Heated towel rail. Extractor fan.

Outside

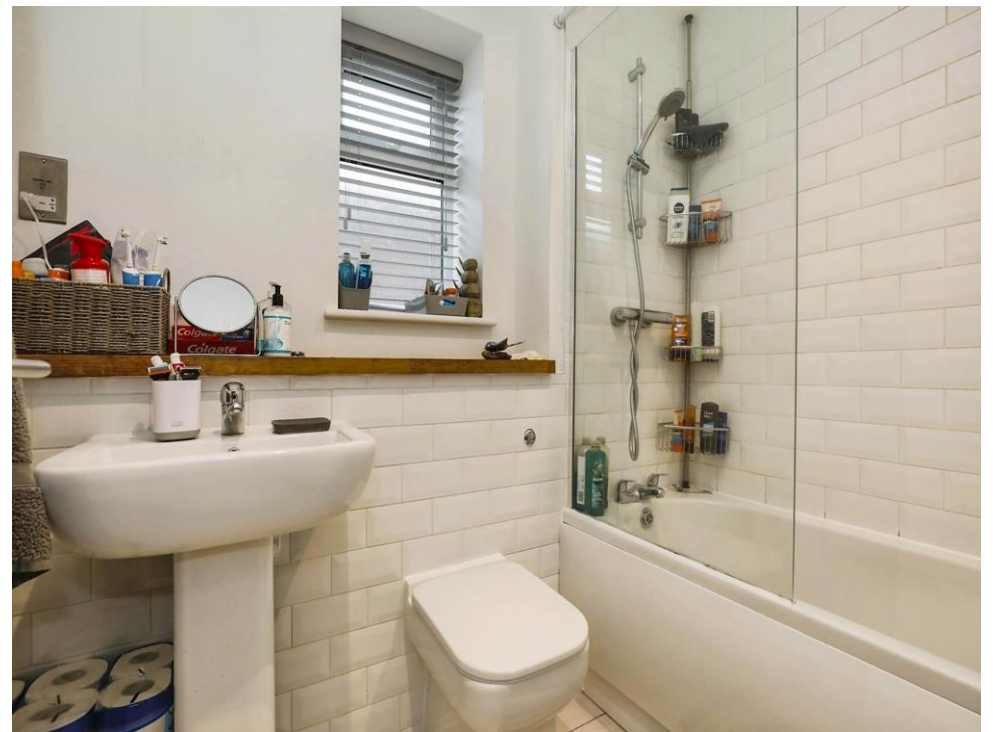
Terrace

Enclosed terrace. Patio.

Parking

Allocated parking space for one vehicle to the rear.









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
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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/NHT412466](https://www.connells.co.uk/Property/NHT412466)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. 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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