





Property Description

This spacious apartment offers two double bedrooms, providing ample space for you and your family or flatmates. Additionally, it features a modern family bathroom and a well-equipped kitchen, ensuring all your needs are met.

One of the major advantages of this apartment is its prime location in the heart of Northampton center. With local shops and restaurants right on your doorstep, you will have easy access to all your daily necessities and a wide range of dining options.

Furthermore, the apartment is within walking distance to both the train station and the town center, making it convenient for commuting or exploring the city. It is also in close proximity to Northampton General Hospital, which can be particularly beneficial for medical professionals or those requiring easy access to healthcare facilities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Access to loft space. Wall mounted radiator. Electric fuse board.

Lounge

14' 3" x 16' 6" (4.34m x 5.03m)

Double glazed French doors to the rear leading to the balcony. Wall mounted radiator. Television point. BT point.

Kitchen

15' 8" x 5' 10" (4.78m x 1.78m)

Double glazed window to the front aspect. Wall and base units. Sink and drainer unit. Space for washing machine, dryer and fridge-freezer. Wall mounted radiator.

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

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

Bedroom Two

13' 5" x 9' 10" (4.09m x 3.00m)

Double glazed window to the rear aspect.

Bathroom

Double glazed window to the front aspect. Shower cubicle, wash hand basin and low level WC. Towel rail.









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). Powered by www.focalagent.com

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/NHT412807

This is a Leasehold property with details as follows; Term of Lease 122 years from 17 Aug 1992. 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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