



**Connells**

Delapre Court London Road  
Northampton



## Property Description

Briefly, accommodation comprises; entrance hall with storage cupboards, lounge, fitted kitchen, two double bedrooms and a family bathroom. Additional benefits include electric heating and double glazed windows. Externally, there is a communal garden and unallocated parking to the rear.

### Entrance Hall

Enter via wooden fire door to the front aspect. Electric radiator. Two storage cupboards.

### Lounge

12' 4" x 15' ( 3.76m x 4.57m )

Double glazed window to the front aspect. Electric radiator. Television point. BT point.

### Kitchen

9' 3" x 9' 1" ( 2.82m x 2.77m )

Wall and base units. Space for electric oven, washing machine and fridge-freezer.

### Bedroom One

17' 1" x 9' 3" ( 5.21m x 2.82m )

Double glazed window to the front aspect.

### Bedroom Two

9' 1" max x 12' 4" max ( 2.77m max x 3.76m max )

Double glazed window to the rear aspect. Two built in wardrobes.

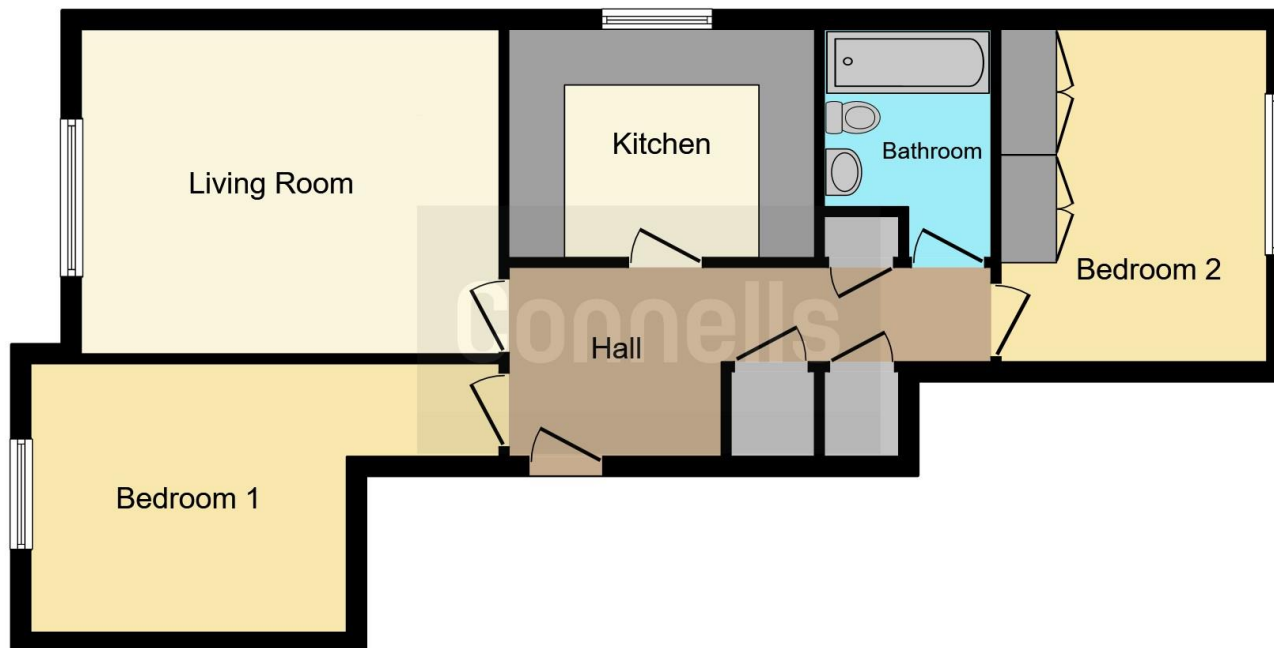
### Bathroom

Bath with shower over, wash hand basin and low level WC.









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](http://www.focalagent.com)

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**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: NHT412814 - 0005