



**Connells**

Bradford House Kingsley Road  
Northampton



## Property Description

Move straight in and enjoy the racecourse views from your spacious, two-bedroom ground floor apartment. This beautifully updated home is offered for sale with no upper chain by Connells. This charming apartment benefits from a recent refurbishment, ensuring modern comfort and style throughout. The kitchen, bathroom, and separate w/c have all been tastefully fitted with contemporary fixtures, while the electric wall-mounted heaters provide efficient warmth. Escape from the hustle and bustle in the communal gardens, offering a peaceful retreat within your own community. Additionally, you'll have access to storage in an outbuilding, providing ample space for your belongings. Nestled within a purpose-built block of nine apartments, this home enjoys a fantastic location:

**\*\*Racecourse Views:\*\*** Wake up to stunning views of the iconic Racecourse Park.

**\*\*Convenient Shopping:\*\*** The Kingsley Shopping Front is within easy reach, offering a wide array of shops and amenities.

**\*\*Peaceful Surroundings:\*\*** Enjoy the serenity of the Racecourse Park and its beautiful green spaces.

**\*\*A Share of the Freehold:\*\*** This apartment comes with a share of the freehold, providing you with a longer-term investment and peace of mind.

**\*\*Don't miss out on this fantastic opportunity to secure your dream apartment in a prime location. Contact Connells today to arrange a viewing and experience the magic for yourself!\*\***

## 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.

## Cloakroom

Low level Wc and wash hand basin.

## Lounge

16' 1" x 12' 5" ( 4.90m x 3.78m )

Double glazed bay window to the front aspect. Electric radiator.

## Kitchen

12' 5" x 7' 6" ( 3.78m x 2.29m )

Fitted wall and base units. Worksurfaces. Stainless steel sink and drainer unit. Electric oven and hob. Electric radiator.

## Bedroom One

12' 10" x 12' 5" ( 3.91m x 3.78m )

Two double glazed windows to the front and rear aspect. Electric radiator.

## Bedroom Two

11' 2" x 9' 11" ( 3.40m x 3.02m )

Double glazed window to the rear aspect. Electric radiator.

## Bathroom

Double glazed window to the side aspect. Shower cubicle, wash hand basin and low level WC. Part tiled.

## Parking

Parking is to the rear of the property.

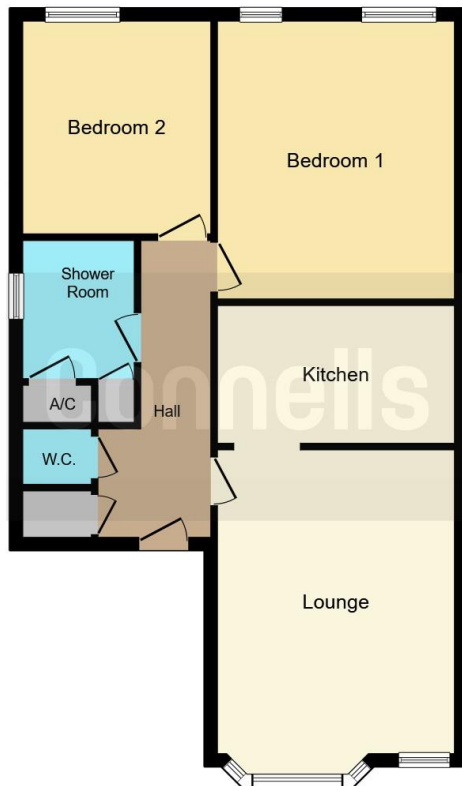
## Agents Note

The current vendor is in the process of extending the lease. please call the branch on 01604 638281 for information









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)

To view this property please contact Connells on

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

6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT412960](http://connells.co.uk/Property/NHT412960)**

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.



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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