



Connells

Foley House Gregory Gardens
Northampton



Property Description

Connells are delighted to offer to the market this modern GROUND FLOOR apartment situated close to Northampton College. The property is offered for sale with NO ONWARD CHAIN and would make an ideal purchase for a First Time or Investment buyer. Viewing is highly recommended.

Accommodation

Enter via external door to the communal hallway. The front door opens to the entrance hall with storage cupboards and doors to all rooms. The living/dining room benefits from a door which conveniently leads to the parking space, ideal for bringing your shopping into the property. The fitted kitchen enjoys a range of wall and base units, sink unit, integrated oven and hob and space for further appliances. The master bedroom fits a double bed and the second bedroom could be used as an office if you need to work from home. Finally, the family bathroom comprises bath with shower over, WC and wash basin.

Additional benefits include esecure intercom system, electric heating and uPVC double glazed windows.

Externally, there is allocated parking for one vehicle to the side.

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

Enter via hardwood door to the front aspect. Storage cupboard. Laminate wood flooring. Wall mounted electric heater.

Living/Dining

15' 7" x 10' 9" (4.75m x 3.28m)

Double glazed window to the side aspect. Wall mounted electric heater. Laminate wood flooring. Television and telephone points. Intercom. Double glazed door to the side aspect.

Kitchen

12' x 5' 2" (3.66m x 1.57m)

Wall and base units. Worksurfaces. Stainless steel sink and drainer unit with mixer taps. Built in electric oven with ceramic hob and hood over. Space and plumbing for washing machine. Space for tall fridge-freezer. Part tiled walls.

Bedroom One

12' 6" x 10' 6" max (3.81m x 3.20m max)

Double glazed window to the side aspect. Wall mounted electric heater. Laminate wood flooring. Television point.

Bedroom Two

9' 5" max x 7' 9" max (2.87m max x 2.36m max)

L shaped room

Double glazed window to the aside aspect. Wall mounted electric heater.

Bathroom

Three piece suite comprising bath with mixer taps, wash hand basin and low level WC. Shaver point. Part tiled walls. Heated towel rail and extractor fan.

Outside

Parking

Allocated parking for one vehicle to the side.









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

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT413004

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2009. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT413004 - 0007