

# Property details approval form

Flat 8 172 St. Andrews Road, Northampton, Northamptonshire, England, NN2 6DA

Date: 23 July 2024

Property Ref and Version: NHT413101 - 0003

# Connells

# Got it Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£175,000

Tenure: Leasehold

## ○ Key Features

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- > Energy Rating: B
- > Beautifully Presented Two Bedroom Upper Floor Apartment
- > Within Walking Distance To The Train Station
- > Views Over The Park
- > Secure Gated Car Park With Allocated Parking
- > Gas Radiator Heating With Nest Smart Thermostat
- > High Specification Throughout - Only Two Years Old
- > No Chain

## ○ Short Description

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Connells are delighted to present this beautifully presented upper floor two-bedroom apartment. Located conveniently within walking distance of Northampton Train Station, this property offers exceptional accessibility and a premium living experience.

## ○ Long Description

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The apartment boasts a spacious entrance hall with a utility cupboard, an open plan living/kitchen/dining room, two generously sized bedrooms, and a contemporary bathroom. The property is heated by gas central heating and has been finished to a high specification throughout, making it an ideal home for commuters, young professionals, or anyone looking for a modern living space.

Additionally, the apartment features an allocated parking space to the rear, providing secure and convenient off-street parking.

Northampton is a thriving market town with a rich history, located just 67 miles northwest of London. The town offers a wide variety of pubs, bars, restaurants, shops, and businesses, as well as two theatres (Royal & Derngate) and a cinema/leisure complex. Its location on the M1 motorway and proximity to three junctions (15, 15a & 16) make it an ideal location for those needing easy access to the capital and beyond.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Enter via wooden fire door to the front aspect. Wall mounted radiator. Storage cupboard with plumbing. Intercom and electric fuse board.

### Lounge / Kitchen / Diner

12' 9" x 17' 7" ( 3.89m x 5.36m )

Double glazed window and door to Juliet balcony to the rear aspect. Two wall mounted radiators. BT and TV points. Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over.

### Bedroom One

10' 7" x 12' 9" ( 3.23m x 3.89m )

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

### Bedroom Two

9' 1" x 8' 6" ( 2.77m x 2.59m )

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

### Bathroom

Bath with shower, wash hand basin and low level WC. Heated towel rail. Double glazed window to the rear aspect.

### Parking

Allocated parking space.

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## ○ Property Images



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## ○ Floor Plan



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)

## ○ Approval

Signature

Date

	Signature	Date
Lee Steele		
Mr J. Newitt		