



Connells

The Lightbox Duke Street
Northampton



Property Description

Ascend either the stairs or elevator to the first floor, where you'll be greeted by an inviting entrance hall. To your left lies a convenient cloakroom. Flowing seamlessly from here is the open-plan living area, bathed in natural light from large windows and featuring double doors leading to the private garden.

The private garden is a tranquil oasis, overlooking the picturesque church and providing a serene outdoor space to relax or entertain.

Upstairs, retreat to the spacious main bedroom, boasting connecting doors to a versatile dressing room/study. A sizable second bedroom and a modern shower room complete the second floor.

For your convenience, this apartment comes with an allocated parking space within a secure gated car park.

Situated in the Lightbox development, this property enjoys easy access to local amenities and transport links.

Immerse yourself in contemporary living and embrace the exceptional lifestyle offered by this duplex apartment. Contact Connells today to schedule your viewing and secure your dream home!

Entrance Hall

Enter via double glazed door to the front aspect. Double glazed window to the front aspect.

Cloakroom

Double glazed window to the front aspect. Low level WC and wash hand basin. Extractor fan.

Lounge / Kitchen

12' 10" max x 15' 5" max (3.91m max x 4.70m max)

Wall and base units. Worksurfaces. Sink unit. Electric hob with hood over. Plumbing and space for washing machine and dishwasher. Understairs storage cupboard. With electric fuse board and hot water tank. Double glazed floor to ceiling french doors leading to the balcony.

Landing

Storage cupboard.

Bedroom One

15' 6" max x 10' 6" max (4.72m max x 3.20m max)

Double glazed window to the side aspect. Walk in wardrobe.

Bedroom Two

10' 3" max x 12' 6" max (3.12m max x 3.81m max)

Double glazed window to the side aspect.

Bathroom

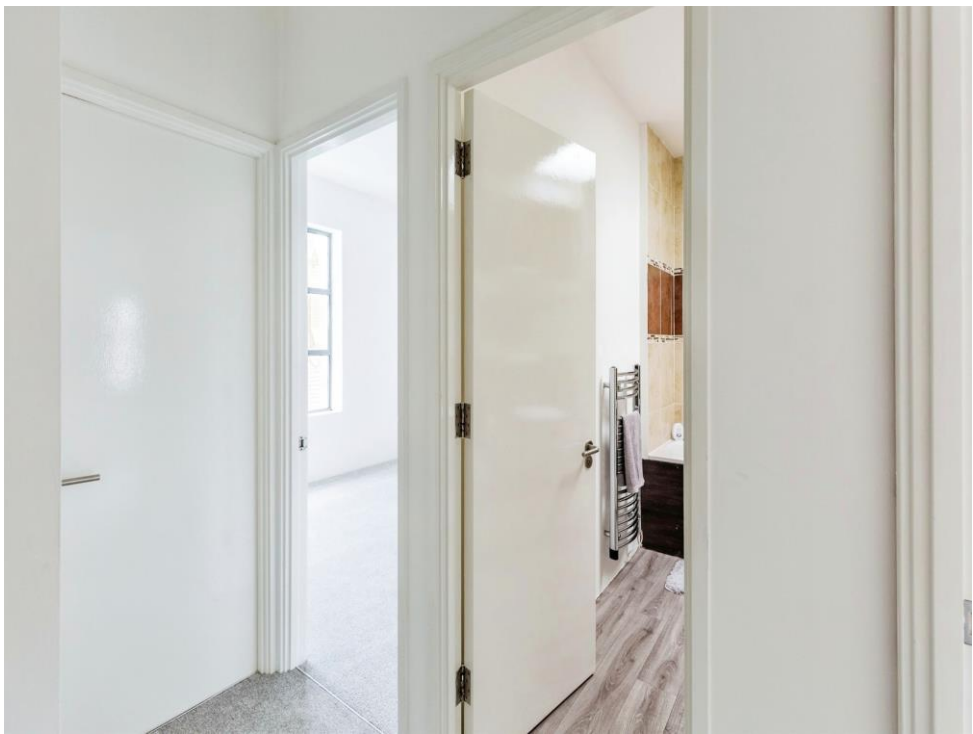
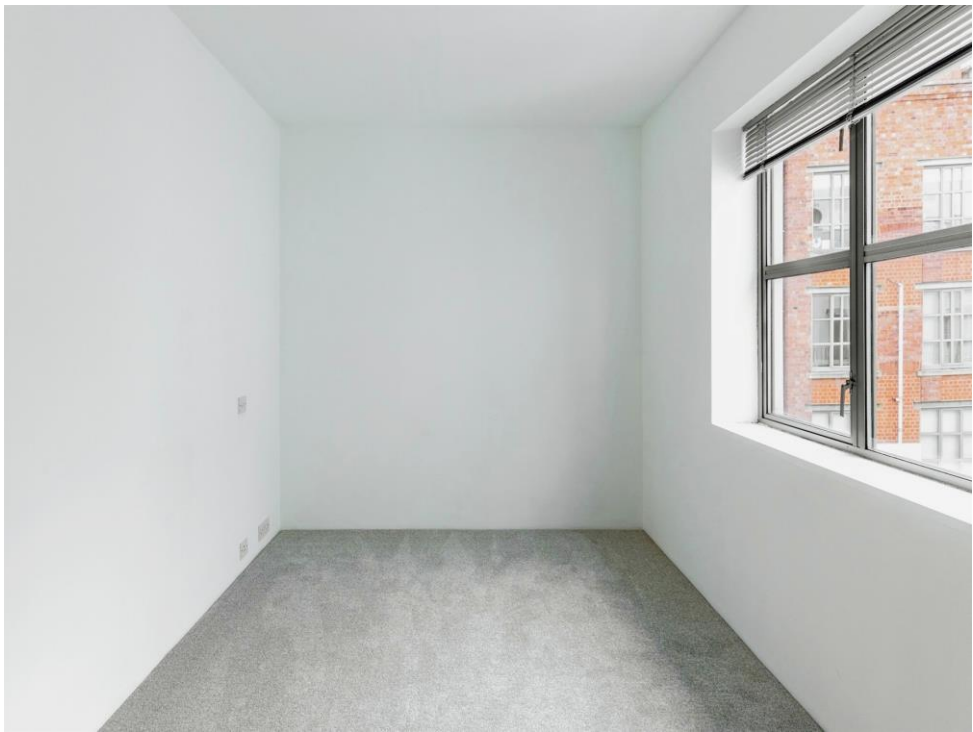
Bath with shower over, wash hand basin and low level WC. Heated towel rail. Skylight window. Electric fan and shaver point.

Balcony

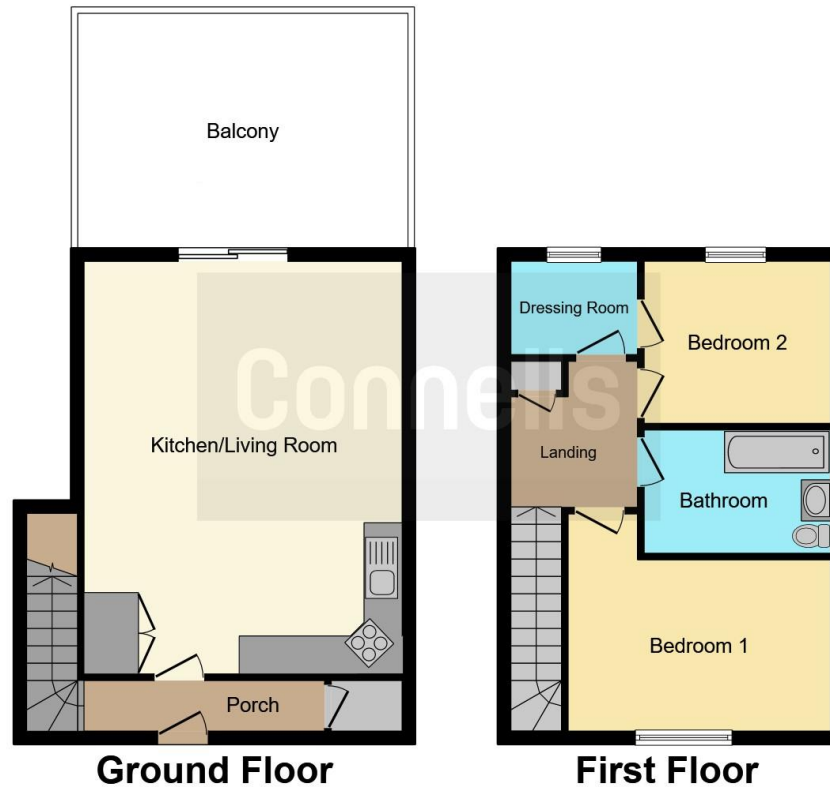
14' x 17' (4.27m x 5.18m)

Decking and flower pots.









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/NHT412802

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2001. 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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