



Connells

Overstone Road
Northampton



Property Description

Entering the second-floor apartment, you are greeted by an open-plan living area that seamlessly combines the lounge, dining room, and kitchen. The large windows flood the space with natural light and showcase the exposed brick walls, adding a touch of industrial charm.

Both bedrooms are generously sized doubles, offering ample space for rest and relaxation. The bathroom is well-equipped with modern fixtures and fittings.

Outside, the property boasts one allocated parking space within a secure gated car park, ensuring your vehicle's safety and convenience.

With its exceptional features, including a 973-year lease, share of freehold, and prime location, this apartment promises a fantastic living experience. Viewing is highly recommended to appreciate its full potential.

Entrance Hall

Enter via wooden fire door.

Lounge / Kitchen / Diner

24' 10" x 12' 4" (7.57m x 3.76m)

Two double glazed windows to the front aspect. Two double glazed windows to the rear aspect.

Wall and base units. Worksurfaces. Sink unit. Gas hob with hood over. Combi boiler. Space for white goods. TV and BT points. Two wall mounted radiators.



Bedroom One

12' 9" max x 8' 7" max (3.89m max x 2.62m max)

Two double glazed windows to the rear aspect. Wall mounted radiator.

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Two double glazed windows to the front aspect. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Extractor fan.









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
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT412819

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1998. 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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