



Connells

Southgate House Henry Bird Way  
Northampton



## Property Description

### Property Highlights:

**Spacious Layout:** Benefit from an open plan living area that seamlessly integrates with a fully-fitted kitchen, creating an inviting space perfect for everyday living and entertaining.

**Fully Equipped Kitchen:** Features a freestanding range cooker, plumbing for a washing machine, and ample space for essential white goods.

**Character Features:** Enjoy the charm of double glazed sash windows, high ceilings, and exposed beams that add a touch of elegance to the apartment.

**Comfortable Bedrooms:** Two generously sized double bedrooms provide plenty of natural light and space for furniture.

**Contemporary Bathroom:** A well-appointed family bathroom caters to all your needs.

**Heating:** The property is equipped with gas radiator central heating for a cozy environment throughout the year.

**Outdoor Space:** An allocated parking space with a permit ensures convenient access, a rare find in this central location.

**Location:** Set within close proximity to Northampton Town Centre, you will have community amenities right at your doorstep, including shops, restaurants, parks, and excellent transport links.

This beautifully converted apartment is perfect for first-time buyers, couples, or investors looking to add a unique property to their portfolio.

## Lounge / Kitchen / Diner

16' 10" x 15' 2" ( 5.13m x 4.62m )

Three double glazed windows to the front aspect.

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Combi boiler. Range cooker. Fuse board. Two wall mounted radiators.

## Bedroom One

7' 10" x 10' ( 2.39m x 3.05m )

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

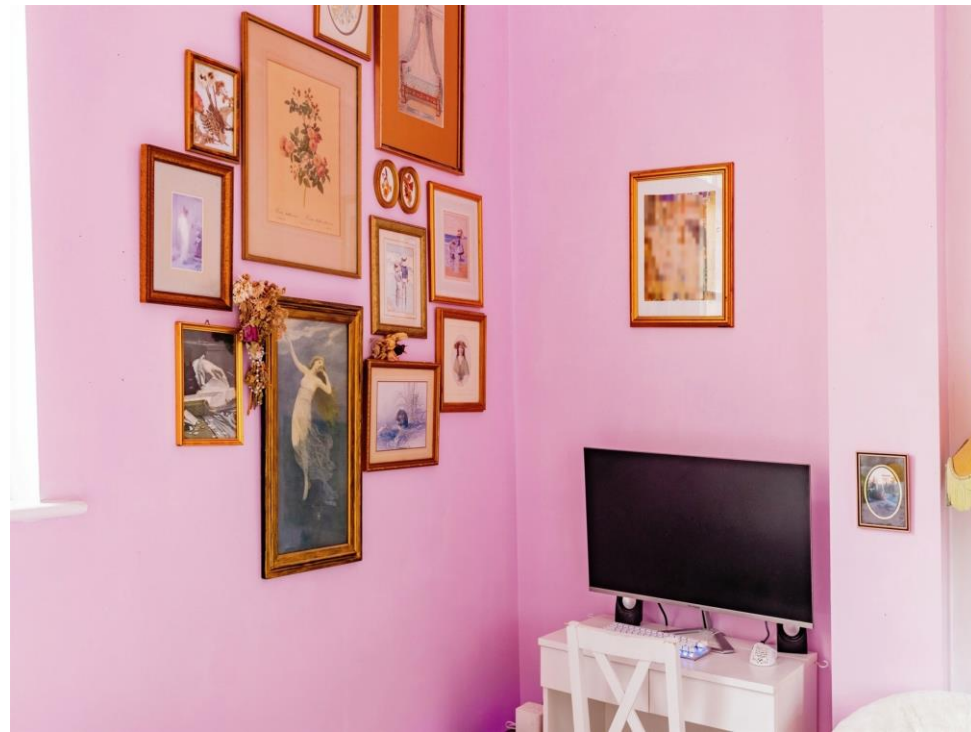
## Bathroom

Double glazed window to the front aspect. Bath with shower over, wash hand basin and low level WC. Wall mounted radiator.

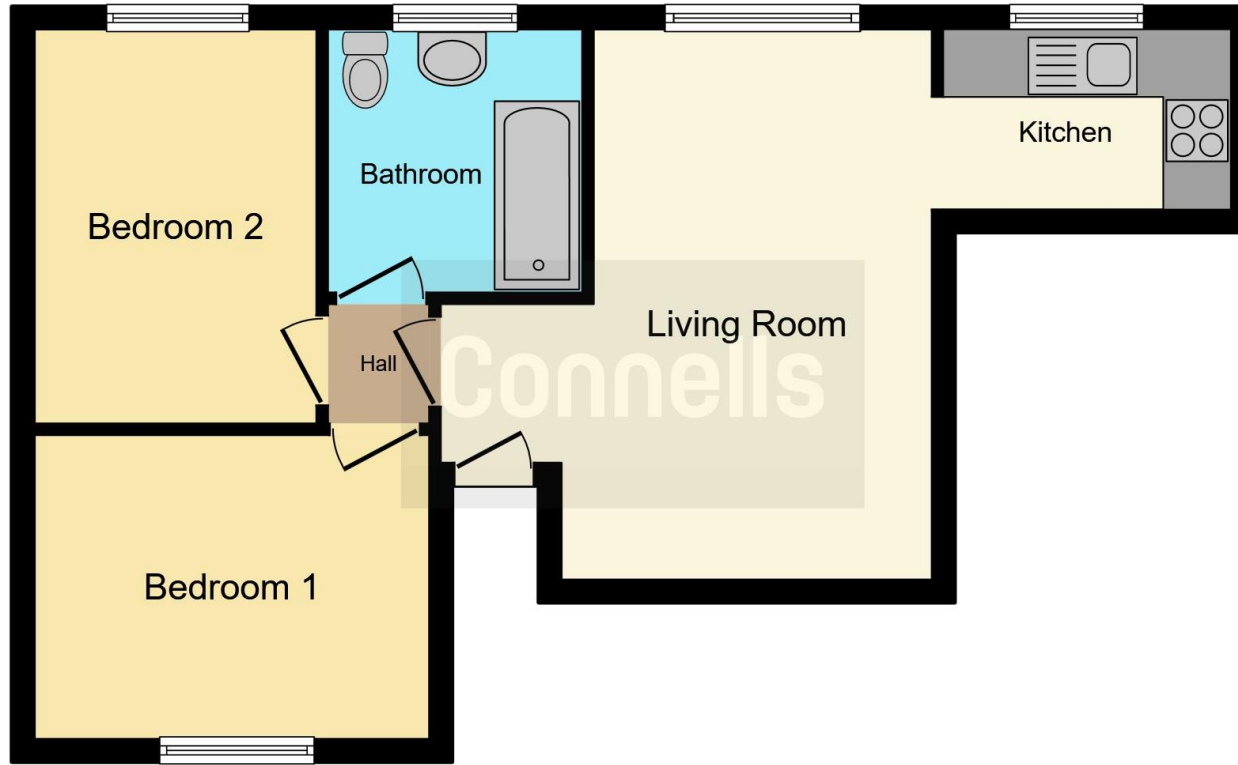
## Parking

Allocated parking for one vehicle.









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)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT413252](http://connells.co.uk/Property/NHT413252)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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