



Connells

Derngate Lofts Derngate  
Northampton



# Derngate Lofts Derngate Northampton NN1 1TY

for sale  
**£230,000**



## Property Description

This stunning two mews house that perfectly marries contemporary living with a touch of Art Deco flair. This exquisite residence offers buyers a rare opportunity to establish their new home in the heart of Northampton, where vibrant shopping, dining, and cultural experiences abound. The Duplex Apartment is designed to a high standard, featuring versatile open-plan living areas that maximize the potential of the available space. Residents have the added benefit of secure underground parking, providing peace of mind and convenience. Private outdoor space enhances the living experience, perfect for relaxation or entertaining.

Access to the apartment is through an elegant and secure communal entrance and courtyard, offering both privacy and a welcoming atmosphere. This property is perfect for those seeking a sophisticated urban lifestyle in one of Northampton's most sought-after locations.

## Lounge / Kitchen / Diner

13' 8" x 27' 11" ( 4.17m x 8.51m )

Double glazed door and windows to the front aspect. TV point. Wall mounted radiator. Understairs storage. Wall and base units. Wall and base units. Electric hob with hood over. Integrated appliances.

## Bedroom One

12' 7" x 8' 7" ( 3.84m x 2.62m )

Double glazed skylight to the front aspect. Wall mounted radiator. TV point.

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

## Bedroom Two

10' 11" x 12' 9" ( 3.33m x 3.89m )

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

## En Suite

Shower cubicle, wash hand basin and low level WC. Towel rail.

## Office

12' 1" x 9' 10" ( 3.68m x 3.00m )

Three double glazed windows to the rear and three double glazed windows to the front aspects.

## Outside

## Garden

Astro turf. Enclosed by fencing.

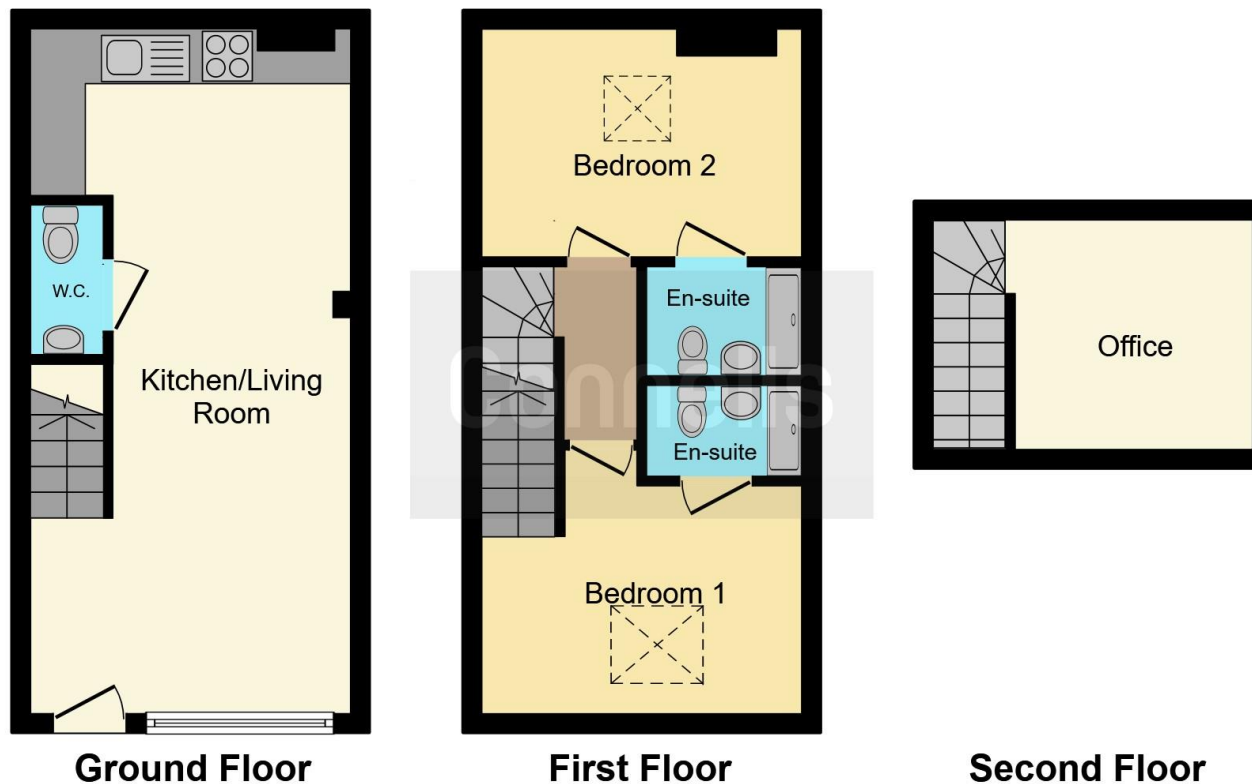












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT413449](http://connells.co.uk/Property/NHT413449)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2019. 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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