



Connells

Derngate Lofts Derngate  
Northampton



# Derngate Lofts Derngate Northampton NN1 1TY

for sale offers over  
**£190,000**



## Property Description

Situated in the heart of Northampton's cultural quarter, you'll be steps away from the town's best amenities.

Access to the apartment is provided through a secure and elegant communal entrance and courtyard. This apartment is finished to a high standard featuring a versatile open-plan living areas, designed to maximize the potential of the space and create a bright and airy atmosphere. Enjoy a contemporary modern kitchen complete with integrated appliances. The apartment boast a stylish shower room and a convenient downstairs toilet. Enjoy your own private outside space with front garden. Also Benefits from the convenience and security of underground parking.

This Duplex Apartment offer a perfect blend of style, convenience, and location, making it an ideal choice for those seeking a vibrant urban lifestyle.



## Cloakroom

Vanity wash hand basin and low level WC.

## Lounge / Kitchen / Diner

29' 11" x 10' 6" ( 9.12m x 3.20m )

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated fridge-freezer and dishwasher. Breakfast bar. Electric hob with hood over. Wall mounted electric radiator. Intercom Understairs storage. Fuse board. TV point.

## Landing

Double glazed skylight.

## Bedroom One

11' 2" x 10' 2" ( 3.40m x 3.10m )

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

## Bedroom Two

8' 6" x 10' 2" ( 2.59m x 3.10m )

Double glazed skylight to the rear aspect. TV and BT points. Wall mounted electric radiator.

## Bathroom

Shower cubicle, vanity wash hand basin and low level WC.

## Outside

Astro turf. Enclosed by fencing.

## Parking

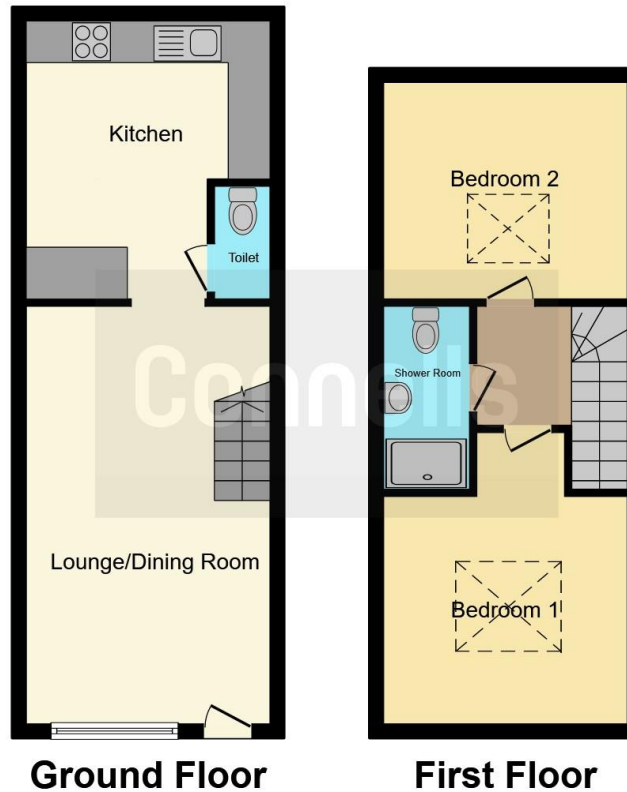
One allocated parking space.











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/NHT413885](http://connells.co.uk/Property/NHT413885)**

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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Property Ref: NHT413885 - 0005