



Connells

Cotton Court River View
Northampton



Property Description

This property features a welcoming entrance hall leading to a bright and airy open-plan lounge/kitchen/diner – perfect for modern living. It also boasts a comfortable double bedroom, a well-appointed family bathroom, and the added benefit of allocated parking.

Lounge / Kitchen / Diner

17' 5" max x 14' max (5.31m max x 4.27m max)

Enter via front door. Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Combi boiler. Two double glazed windows to the side aspect.

Bedroom One

9' 10" x 16' 10" (3.00m x 5.13m)

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

Bedroom Two

11' 10" max x 11' 10" (3.61m max x 3.61m)

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

Bathroom

Bath with electric shower over, wash hand basin and low level WC. Wall mounted radiator.







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

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT413652

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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