



**Connells**

Sigma House Narrow Lane  
Northampton



# Sigma House Narrow Lane Northampton NN1 2JY

for sale offers in excess of  
**£120,000**



## Property Description

Upon entering the property, you will be greeted by a spacious entrance hall that leads to the open plan lounge/kitchen/diner. The lounge is bright and airy, providing the perfect space for relaxation and entertainment. The kitchen is well-equipped with all the necessary appliances. The property boasts two generously sized double bedrooms. The bathroom features a bathtub, ideal for unwinding after a long day. Additionally, the flat comes with one allocated secure parking space, ensuring peace of mind for vehicle owners.

One of the key advantages of this property's location is its proximity to Northampton train station and Northampton Town centre. Residents will enjoy easy access to a wide range of amenities, including shops, restaurants, and entertainment venues. The excellent transport links also make commuting to nearby cities a breeze.

## Entrance Hall

Two storage cupboards. Wall mounted electric radiator.

## Lounge / Kitchen / Diner

25' 7" x 9' 6" ( 7.80m x 2.90m )

Wall and base units. Worksurfaces. Sink and drainer units. Electric hob. Space for white goods. Double glazed windows to the front and rear aspects. Wall mounted electric radiators. TV point.

## Bedroom One

11' 10" x 9' 2" ( 3.61m x 2.79m )

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

## Bedroom Two

10' 4" x 9' 10" ( 3.15m x 3.00m )

Double glazed window to the rear aspect.

## Bathroom

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













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)

To view this property please contact Connells on

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**E [northampton@connells.co.uk](mailto: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/NHT414300](http://connells.co.uk/Property/NHT414300)**

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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