



Connells

Mill House River View
Northampton

Mill House River View Northampton NN4 8EL

for sale offers in excess of
£160,000



Property Description

Upon entering, you are greeted by a welcoming entrance hall leading to the heart of the home – a beautifully appointed, light-filled open-plan kitchen/lounge/diner. This versatile and sociable space is perfect for entertaining or relaxing, featuring a modern fitted kitchen with integrated appliances and ample room for lounge and dining furniture.

The apartment further benefits from two generously sized double bedrooms. The master bedroom is a true sanctuary, complete with a stylish en-suite shower room, offering an added touch of luxury and privacy. A separate, equally modern family bathroom serves the second bedroom and guests.

Further practical benefits include efficient double glazing throughout, ensuring warmth and quiet, and a highly desirable allocated parking space for one vehicle, providing convenience and peace of mind in this popular area.

Location, Location, Location! Enjoying an unbeatable position, this property offers unparalleled convenience. It is within easy walking distance of Northampton Town Centre, offering an array of shops, vibrant restaurants, cultural attractions, and essential amenities. Commuters will particularly appreciate the very close proximity to Northampton Train Station, providing excellent mainline links. Furthermore, Northampton University is just a short stroll away, making this an ideal home for professionals, first-time buyers, or an astute investor looking for a strong rental opportunity.



Entrance Hall

Enter via wooden fire door to the front aspect. Wall mounted radiator.

Lounge / Kitchen / Diner

17' max x 23' max (5.18m max x 7.01m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Storage cupboard. Gas hob with hood over. Double glazed window to the rear aspect and two double glazed windows to the front aspect. Two wall mounted radiators.

Bedroom One

11' 3" x 9' 8" (3.43m x 2.95m)

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

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the rear aspect.

Bedroom Two

11' 3" max x 9' 8" (3.43m max x 2.95m)

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

Bathroom

Shower cubicle, wash hand basin and low level WC. Double glazed window to the front aspect.

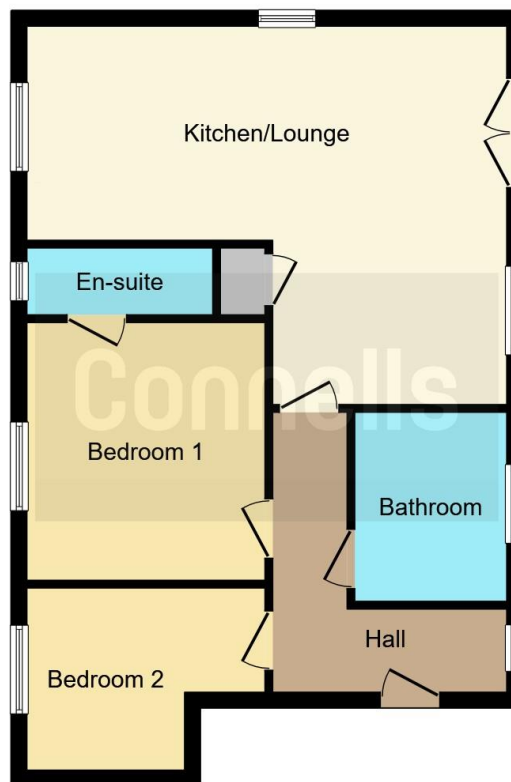
Parking

One allocated 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

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2560.00

Ground Rent:
 244.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT414453

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. 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: NHT414453 - 0004