



**Connells**

Brampton Valley Lane  
Chapel Brampton Northampton



### Property Description

The development is restricted to the over 55's with access to the development manager and staff via residents pendant or wrist alarm in the event of an emergency.

Situated in the sought after location of Chapel Brampton providing luxury retirement accommodation is this two bedroom cottage comprising of lounge/diner, kitchen, two double bedrooms, wet room. Further facilities include communal lounge, library, hairdressing service.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Entered via wood panel door to front aspect. Storm porch above. Loft access. Panel wall mounted radiator. Coving to ceiling. Intercom system. Double airing cupboard. Air circulation system. Doors leading to:

### Lounge/ Diner

16' 7" max x 14' 10" max ( 5.05m max x 4.52m max )

Hardwood double glazed french doors to rear garden. Electric feature fire with surround. Wall mounted lights. Radiator. TV and telephone points. Coving to ceiling. Air circulation system.

## Kitchen

10' 7" x 8' 5" ( 3.23m x 2.57m )

Hardwood double glazed window to rear aspect. Fitted kitchen comprising of eye level wall and base units with granite work surface over, stainless steel inset one and a half sink drainer and splash back tiling. Built-in double oven. Inset electric hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Fully fitted with under unit lighting. Tiled flooring. Radiator. Air circulation system.

## Bedroom One

13' 6" x 10' 9" ( 4.11m x 3.28m )

Hardwood box bay double glazed window to side aspect. Hardwood double glazed window to front aspect. Built-in double wardrobe. Radiator. TV and telephone point. Coving to ceiling. Window box seating. Air circulation system.

## Bedroom Two/ Dining Room

11' 8" x 11' ( 3.56m x 3.35m )

Hardwood double glazed window to front aspect. Panel radiator. TV and telephone point. Coving to ceiling. Air circulation system.

## Wet Room

Obscure Hardwood double glazed window to rear aspect. Walk-in double shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled to ceiling height. Shaver point. Extractor fan. Heated towel rail. Air circulation system. Tiled flooring.

## Outside

### Rear Garden

Large patio area leading onto communal gardens with views over open countryside.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KTP406481](https://connells.co.uk/Property/KTP406481)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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