

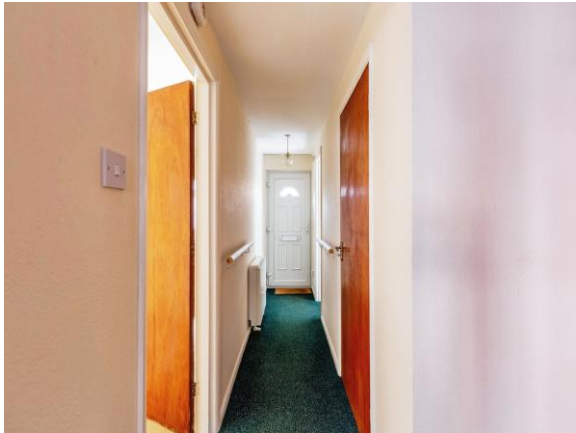


Chaucer House Chaucer Street, Northampton NN2 7HN

welcome to

Chaucer House Chaucer Street, Northampton

This one bedroom ground floor apartment is situated in the very popular area of 'Poets Corner' and benefits from easy access to local shops, bars and restaurants whilst also being only three miles from Northampton Train Station and Town Centre.



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

Entrance Hall

Entered via double door, electric radiator and doors to:

Cupboard

Fuse Board.

Lounge

13' 4" x 12' 5" max (4.06m x 3.78m max)

Double glazed window to the front aspect and electric wall mounted radiator.

Kitchen

10' 8" x 5' 5" min (3.25m x 1.65m min)

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, space for electric oven, space for under counter fridge/ freezer, plumbing for washing machine and double glazed window to the front aspect.

Bedroom One

13' 7" x 8' (4.14m x 2.44m)

Double glazed window to the rear aspect and wall mounted electric heater.

Bathroom

Suite comprising bath with mixer tap over, wash hand basin, low lever WC, electric wall mounted fan heater and double glazed obscure window to the rear aspect.



view this property online williamhbrown.co.uk/Property/KIN108964



welcome to

Chaucer House Chaucer Street, Northampton

- Large Double Bedroom
- Generous living Area
- Double Glazing
- Allocated Parking
- Plenty Of Storage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KIN108964](https://www.williamhbrown.co.uk/Property/KIN108964)



Property Ref:
KIN108964 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)