



Melick Drive, Harpole Northampton NN7 4FE

welcome to

Melick Drive, Harpole Northampton

Forming part of this prestigious new development, the property is conveniently located close to local amenities and schools. Incentives available.



Entrance Hall

Featuring a built in storage cupboard, intercom system and doors to all rooms.

Kitchen/Living Area

21' 2" x 13' 3" (6.45m x 4.04m)

This stylish living space is fitted with a range of wall and base level units with worksurfaces over and inset sink and drainer. Built in appliances include an oven and hob with extractor hood over whilst there is also plumbing and space for a washing machine and fridge/freezer. This room has plenty of natural light from the large window and also provides space for a dining table and seating area, perfect for entertaining.

Principle Bedroom

12' 1" x 10' 7" (3.68m x 3.23m)

Featuring a double glazed window and a fitted wardrobe.

Bedroom Two

12' 1" max x 7' 7" (3.68m max x 2.31m)

Featuring a double glazed window.

Bathroom

Featuring a bath with mixer tap and additional shower over, low level WC, wash hand basin and tiling to splashback areas.



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Melick Drive, Harpole Northampton

- Brand New Home
- Open Plan Living
- Incentives Available
- Parking
- Gas Central Heating

Tenure: Leasehold EPC Rating: Exempt

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.

£199,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN109042 - 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.



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