



Clarendon House Bridge Street, Northampton NN1 1NS

welcome to

Clarendon House Bridge Street, Northampton

A well presented second floor two double bedroom apartment, situated within the town centre, close proximity of all good amenities. Accommodation comprises entrance hall, open plan living/dining/ kitchen area, two double bedrooms and bathroom.



Entrance Hall

Door opening to the lounge area and doors to the bedrooms and bathroom, electric heater , wall mounted intercom entry phone.

Lounge/ Kitchen/ Diner

20' 6" Max x 13' 3" Max (6.25m Max x 4.04m Max)

Two double glazed windows to the front aspect, electric wall heater, airing cupboard, fitted wall and base units with worksurfaces over, stainless steel sink with mixer taps and drainer, built in electric hob and oven, plumbing for washing machine, tiled splashbacks, space for fridge freezer, ceiling coving.

Bedroom One

17' 4" x 10' 4" max (5.28m x 3.15m max)

Double glazed window to front aspect, electric heater.

Bedroom Two

13' 4" x 7' 3" min (4.06m x 2.21m min)

Two double glazed windows to the front aspect, electric heater.

Bathroom

Bath with mixer tap and shower attachment, low level WC, wash hand basin, extractor fan, part tiled walls, electric wall heater



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Clarendon House Bridge Street, Northampton

- Well presented second floor apartment
- Open plan living/dining/kitchen area
- Two double bedrooms
- Situated within the town centre
- Viewing is recommended to appreciate size

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114356 - 0008

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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