



West Cotton Close, Northampton NN4 8BX

welcome to

West Cotton Close, Northampton

William H Brown are pleased to offer for sale this two bedroom ground floor apartment situated in the popular residential area of Southbridge. Benefitting from close proximity to Northampton University and the town centre with all the amenities the town has to offer.

Entrance Hall

Entered via front door, double glazed window to the side aspect, double door to cupboard, further door to airing cupboard, radiator and intercom phone.

Lounge

15' 11" x 14' 1" max (4.85m x 4.29m max)

Double glazed window to the front and side aspects, double glazed door to the front aspect and radiator.

Kitchen

10' 10" x 7' 1" (3.30m x 2.16m)

Double glazed window to the rear aspect, a fitted kitchen comprising a range of base and wall mounted storage units with roll work surfaces over, tiling to splashback areas, stainless steel one and a half bowl sink unit and drainer, electric oven and hob with extractor hood over, space and plumbing for washing machine and radiator.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11' 6" x 7' 1" (3.51m x 2.16m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the side aspect, suite comprising panelled bath with shower over, low flush WC and wash hand basin, partly tiled walls and radiator.

Parking

Allocated parking.



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welcome to

West Cotton Close, Northampton

- Ground floor two bedroom apartment
- Southbridge area of Northampton
- Allocated parking for one vehicle
- Offered for sale either with tenants in situ or without
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Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



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.

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Property Ref:
NMS113746 - 0009

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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