









welcome to

Lion Court, Northampton

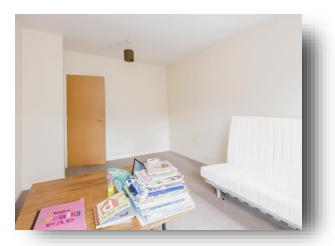
A well presented second floor apartment situated within the popular Southbridge area of Northampton within close proximity of the town centre and mainline train station.













Entrance Hall

Entered via front door, radiator, access to loft space, doors to lounge/diner, bedrooms and bathroom, door to storage cupboard, central heating thermostat and security entry phone.

Lounge / Diner

16' 4" x 11' 9" max (4.98m x 3.58m max)

Double glazed window to the rear aspect, double doors onto Juliet balcony, radiator and door to kitchen.

Kitchen

13' 7" x 7' 10" (4.14m x 2.39m)

Double glazed window to the rear aspect, fitted with a range of base and wall mounted storage units with work surfaces over, stainless steel one and a half bowl sink unit and drainer, built-in oven, gas hob and electric filter hood over, space for white goods, tiled splashback areas and radiator.

Bedroom One

12' 1" max x 9' 4" min (3.68m max x 2.84m min) Double glazed window to the front aspect, radiator and built-in wardrobe.

Bedroom Two

11' 8" x 6' 5" max (3.56m x 1.96m max) Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising 'P' shaped bath with shower over, wash hand basin and low flush WC, heated towel rail, fully tiled walls, extractor fan and inset ceiling lights.





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- Upper Floor Apartment
- Two Bedrooms
- Lounge/Dining Area
- Kitchen
- Close Proximity of the Town Centre & Mainline Train Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

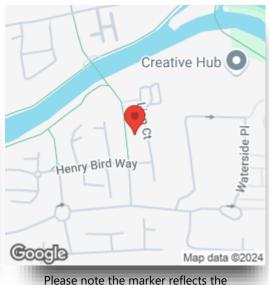
offers in excess of

£140,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NMS114501



Property Ref: NMS114501 - 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.



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