





**Cotton Court River View, Northampton NN4 8EL** 



# welcome to

# **Cotton Court River View, Northampton**

A first floor apartment situated within the popular Southbridge Area of Northampton, in walking distance of the town centre, mainline railway station and University. Accommodation comprises open plan kitchen/living area, two bedrooms and bathroom. Outside there is a allocated parking space.













## Kitchen/ Dining/ Living

17' 4" max x 14' 5" (5.28m max x 4.39m)
Entry door, two double glazed windows, two radiators, fitted wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, built in gas hob, electric oven with filter hood over, plumbing for washing machine, space for fridge freezer, wall mounted hot water and central heating boiler, wall mounted intercom security system, door to inner hallway.

## **Inner Hallway**

Doors to bedrooms and bathroom.

## **Bedroom One./Lounge**

16' 8" x 9' 8" max ( 5.08m x 2.95m max )
Two double glazed windows, radiator, second entry door.

## **Bedroom Two**

11' 1" x 11' 1" max ( 3.38m x 3.38m max ) Double glazed window, radiator.

#### Bathroom

6' 5" x 8' 7" max ( 1.96m x 2.62m max ) Bath with mixer tap and shower attachment, wash hand basin, low level WC, radiator, shaver point, part tiled walls, extractor fan.

## Outside

Allocated parking for one vehicle





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- First floor apartment
- Walking distance of the town centre, mainline railway station and University
- Two bedrooms
- Open plan kitchen/living area
- Allocated parking

Tenure: Leasehold EPC Rating: B

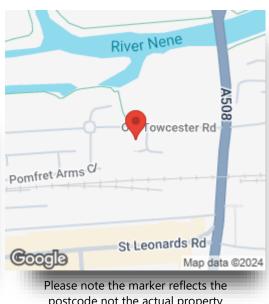
This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NMS114526



Property Ref: NMS114526 - 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 quidance 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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