



Cotton Court River View, Northampton NN4 8EL

welcome to

Cotton Court River View, Northampton

We advise that an offer has been made for the above property in the sum of £130,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.



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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Cotton Court River View, Northampton

- 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.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114526 - 0010

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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