



Lower Hester Street, Northampton NN2 6BL



welcome to

Lower Hester Street, Northampton

A well presented one bedroom ground floor apartment, situated within walking distance of the mainline railway station and the town centre. Accommodation comprises open living area and fitted kitchen, bedroom and shower room. Outside there is a communal garden.

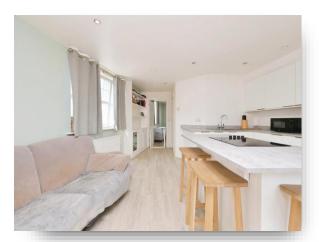












Kitchen/Living Area

17' 4" min x 15' 4" max (5.28m min x 4.67m max)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, upstands to splashback areas, fitted electric oven with electric hob inset in the island, built in washing machine, built in dishwasher, built in fridge/ freezer, two radiators, inset ceiling lights, fitted storage unit, door to cupboard housing central heating boiler, two double glazed windows to the front and side aspect and doors to:

Bedroom One

11' 6" x 10' 4" (3.51m x 3.15m) Double glazed window to the front aspect, inset ceiling lights and radiator.

Shower Room

Suite comprising shower cubicle with electric shower attachment over, wash hand basin, tiling to splashback areas, low level WC, heated towel rail, extractor fan and tiled flooring.

Externally

Communal Garden





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- Well presented ground floor flat
- Walking distance of the mainline railway station and town centre
- Open living space and kitchen with built in appliances
- · Gas radiator central heating
- One double bedroom

Tenure: Leasehold EPC Rating: C

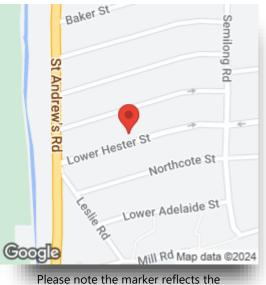
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£127,500









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NMS114536



Property Ref: NMS114536 - 0002 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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