



Bedford Road, Northampton NN1 5NG

welcome to

Bedford Road, Northampton

A second floor three bedroom apartment, situated in close proximity of the town centre, General Hospital and Northampton University.



Entrance Hall

Entered via entry door, door to shelved storage cupboard, wall mounted intercom system, radiator and doors to:

Lounge

13' 6" x 13' 3" (4.11m x 4.04m)

Two double glazed windows to the front aspect and two radiators.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, tiling to splashback areas, electric oven and five ring gas hob with cooker hood over, space for fridge/ freezer, plumbing for slimline dishwasher, plumbing for washing machine and double glazed window to the front aspect.

Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and door to en suite.

En Suite

Suite comprising shower cubicle, wash hand basin, low level WC, extractor fan, shaver point, radiator and partly tiled.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed French door leading to balcony and radiator.

Bathroom

Suite comprising bath with shower attachment over, wash hand basin, low level WC, extractor fan and partly tiled.

Externally

Communal Gardens

Parking

Allocated off road parking for one vehicle and visitors permit.



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Bedford Road, Northampton

- Second floor apartment
- In close proximity of the town centre, General Hospital and Northampton University
- Three bedrooms
- Ensuite and bathroom
- Balcony

Tenure: Leasehold EPC Rating: B

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.

offers in excess of

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114625 - 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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