

West Cotton Close, Northampton NN4 8BY



welcome to

West Cotton Close, Northampton

A well presented first floor two bedroom apartment, situated with the popular Southbridge area of Northampton, in close proximity of the town centre, mainline railway station and University, also benefitting from views over the Canal.













Entrance Hall

Entry door, radiators, two storage cupboards, doors to lounge/diner, kitchen, bedrooms and bathroom.

Lounge/Diner

18' 7" x 11' 5" max (5.66m x 3.48m max) Double glazed window to rear, double glazed door to balcony, two radiators, telephone point.

Kitchen

9' 2" x 7' 7" (2.79m x 2.31m)

Fitted wall and base units with worksurfaces over, stainless steel one and a half bowl sink, tiled splashbacks, built in electric hob, electric oven, extractor fan, integrated washer/dryer and space for fridge.

Bedroom One

16' 6" x 8' 8" (5.03m x 2.64m) Two double glazed windows to front, radiator.

Ensuite

Fitted suite comprising of a shower cubicle, wash hand basin, WC, shaver point, part tiled walls, extractor fan, radiator.

Bedroom Two

12' 9" x 7' 9" max (3.89m x 2.36m max) Double glazed window to rear, radiator, telephone point.

Bathroom

Fitted suite comprising of a bath with shower over, wash hand basin, WC, part tiled walls, radiator, shaver point, extractor fan.





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West Cotton Close, Northampton

- Well presented first floor apartment
- Views over the Canal
- Balcony
- Two bedrooms
- Ensuite and bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000





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Property Ref:

NMS114710 - 0006

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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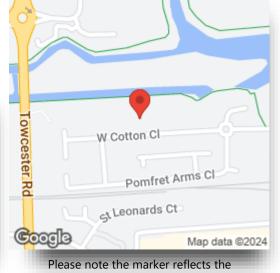


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postcode not the actual property