



Clarendon House Bridge Street, Northampton NN1 1NS

welcome to

Clarendon House Bridge Street, Northampton

A well presented first floor two double bedroom apartment, situated within the town centre, close proximity of all good amenities. Accommodation comprises entrance hall, open plan living/dining/ kitchen area, two double bedrooms and bathroom.



Entrance Hall

Entered via entry door, wall mounted intercom security phone, wall mounted electric heater and doors leading to:

Lounge

14' 7" x 12' 1" (4.45m x 3.68m)

Double glazed window to the rear aspect, wall mounted electric heater and opening into kitchen.

Kitchen

11' 5" x 7' 2" max (3.48m x 2.18m max)

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, built in electric oven and hob with cooker hood over, space for fridge, plumbing for washing machine, door to cupboard housing hot water cylinder.

Bedroom One

12' 11" x 8' 1" max (3.94m x 2.46m max)

Double glazed window to the side aspect, fitted wardrobes and a wall mounted electric heater.

Bedroom Two

11' 5" x 5' 8" plus door recess (3.48m x 1.73m plus door recess)

Double glazed window to the side aspect and a wall mounted electric heater.

Bathroom

Suite comprising bath with shower attachment and mixer tap over, wash hand basin, low level WC, extractor fan, partly tiled and a wall mounted Dimplex heater.



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Clarendon House Bridge Street, Northampton

- Well presented first floor apartment
- Open plan living/dining/kitchen area
- Two double bedrooms
- Situated within the town centre
- Viewing is recommended to appreciate size

Tenure: Leasehold EPC Rating: D

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.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114738 - 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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