



Sigma House Narrow Lane, Northampton NN1 2JY

welcome to

Sigma House Narrow Lane, Northampton

A well presented top floor apartment is offered for sale within the popular development of Sigma House, in close proximity of the town centre and mainline railway station. Benefits also include the use of a communal gym and allocated parking space in a secure car park.



Entrance Hall
Open Plan Living Space

26' 8" x 9' plus recess (8.13m x 2.74m plus recess)
Double glazed window, wall lights and electric heater.

Kitchen

Fitted with a range of base and wall mounted storage units, stainless steel sink unit and drainer, fitted oven, electric hob, spotlights and double glazed window.

Bedroom One

12' 4" x 9' 6" max (3.76m x 2.90m max)
Double glazed window, electric heater and door to en suite.

Ensuite

Suite comprising shower cubicle, low flush WC and wash hand basin, tiling to splashback areas and tiled flooring.

Bedroom Two

10' 8" x 10' 2" (3.25m x 3.10m)
Double glazed window and electric heater.

Bathroom

Bath with shower head over, wash hand basin and low flush WC, heated towel rail, spotlights and part tiling throughout.

Externally
Parking

Allocated space in a secure car park.



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Sigma House Narrow Lane, Northampton

- Town Centre Location
- Two Double Bedrooms
- Use of a Communal Gym
- Ensuite to Master Bedroom
- Ideal for Investment

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114890 - 0006

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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