



Derngate Lofts Derngate, Northampton NN1 1TY

welcome to

Derngate Lofts Derngate, Northampton

A beautifully presented Duplex apartment situated within the sought after Cultural Quarter of Northampton, in close proximity of the hospital and mainline railway station



Entrance Hall

Entered via double glazed door to the front aspect, stairs to open plan lounge/diner/kitchen, wall mounted, electric radiator, doors to bedroom and shower room.

Shower Room

WC, wash hand basin with vanity unit, part tiled, heated towel rail, inset ceiling light, shower cubicle and extractor fan.

Lounge / Kitchen / Diner

22' 9" x 10' 9" (6.93m x 3.28m)

Two double glazed windows to the front aspect, inset ceiling lights, electric radiator, fitted wall and base units with work surfaces over, stainless steel sink with mixer taps and drainer, electric hob and oven with filter hood over, built in slimline dishwasher, plumbing for washing machine, breakfast bar and built in fridge freezer.

Bedroom One

14' 9" x 8' 7" (4.50m x 2.62m)

Two double glazed windows to the front aspect, range of built in wardrobes, inset ceiling lights and electric radiator

Externally

Communal Garden

Parking

Secure gated underground allocated parking space for one vehicle.



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welcome to

Derngate Lofts Derngate, Northampton

- A beautifully presented duplex apartment
- Cultural quarter of Northampton
- Open plan kitchen/diner/living area
- Double bedroom
- Shower room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114933 - 0007

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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