

# 6 The Wharf Watling Street, Weedon Northampton NN7 4GG

Not for marketing purposes INTERNAL USE ONLY

## welcome to

## 6 The Wharf Watling Street, Weedon Northampton

Well presented first floor apartment situated within a small gated development in the popular village location of Weedon, benefiting from Canal views.













## **Entrance Hall**

Entrance door, smart hive thermostat, wall mounted intercom security phone, storage cupboard with built in shelving units just outside the front door, doors to all rooms and radiator

## **Kitchen/Living Area**

22' 2" x 11' 9" ( 6.76m x 3.58m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, tiling to splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, built in fridge/freezer, double glazed window to the side aspect, two radiators, cupboard housing central heating and hot water boiler and double glazed French doors to Juliette balcony

#### Bedroom

12' 8" max x 9' 5" ( 3.86m max x 2.87m ) Double glazed window to the rear aspect, double built in wardrobe, part panelled wall and radiator

## Bathroom

Bath with mixer taps and shower over, WC, wash hand basin, shaver point, extractor fan, part tiling, tiled floor and heated towel rail

## Externally

## **Rear Garden**

Secure gated allocated parking for one vehicle, communal courtyard and refuge store





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## 6 The Wharf Watling Street, Weedon Northampton

- Well presented first floor apartment •
- Village location
- Canal side views
- Gated development
- Open plan kitchen and living area .

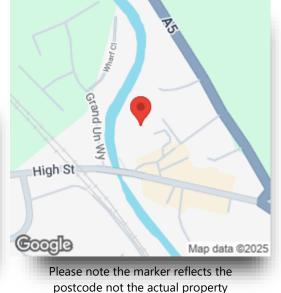
### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000







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Property Ref:

NMS115269 - 0003

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 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

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