



**Sigma House Narrow Lane, Northampton NN1 2JY**

*welcome to*

## **Sigma House Narrow Lane, Northampton**

This top floor apartment is offered for sale within the popular development of Sigma House. Benefits include the use of a communal gym and allocated parking space in a secure car park.





### **Entrance Hall**

Entered via door to the front aspect, electric radiator and two storage cupboards (one housing electric tank).

### **Lounge/Kitchen Area**

21' 8" x 9' 10" max ( 6.60m x 3.00m max )

A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, partly tiled walls, stainless steel sink unit and drainer, electric oven and hob with cooker hood over, plumbing for integrated dishwasher and washing machine, space for white goods, electric radiator, double glazed window to the rear aspect and door to hallway.

### **Bedroom One**

18' 8" x 8' 6" ( 5.69m x 2.59m )

Double glazed window to the rear aspect and electric radiator.

### **Ensuite**

Suite comprising bath with mixer taps and shower over, wash hand basin and low flush WC, extractor fan, shaver point, electric radiator and partly tiled walls.

### **Bedroom Two**

12' 9" min x 8' 10" ( 3.89m min x 2.69m )

Double glazed window to the rear aspect and electric radiator.

### **Ensuite**

Suite comprising shower cubicle, wash hand basin and low flush WC, extractor fan, partly tiled walls and electric heated towel rail.

### **Former Bathroom**

Bathroom suite removed to now provide a large storage cupboard.



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## Sigma House Narrow Lane, Northampton

- Town centre location
- Two double bedrooms
- Use of a communal gym
- Ensuite to both bedrooms
- Close to local amenities

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.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NMS115217 - 0002

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