

Sigma House Narrow Lane, Northampton NN1 2JY

Not for marketing purposes INTERNAL USE ONLY

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.





welcome to

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

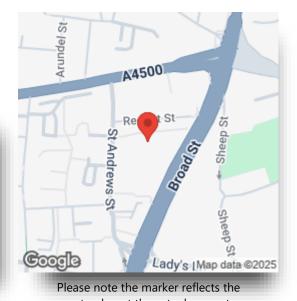
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000









check out more properties at williamhbrown.co.uk



Property Ref:

NMS115217 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

Not for marketing purposes INTERNAL USE ONLY



R

01604 632322

Northampton@williamhbrown.co.uk

9 Bridge Street, NORTHAMPTON, Northamptonshire, NN1 1NH



williamhbrown.co.uk

postcode not the actual property