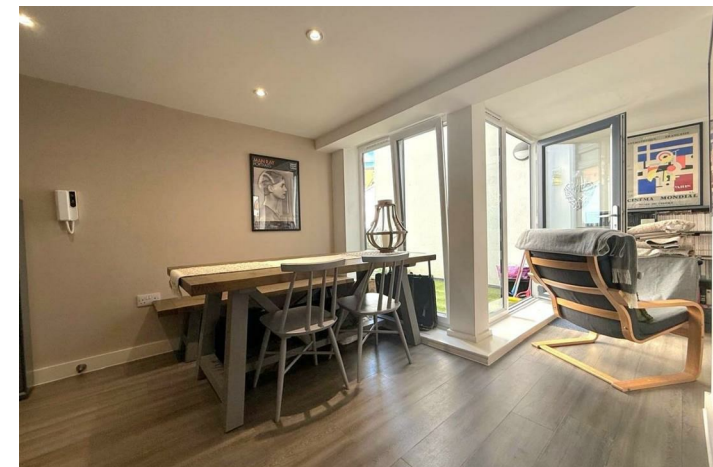




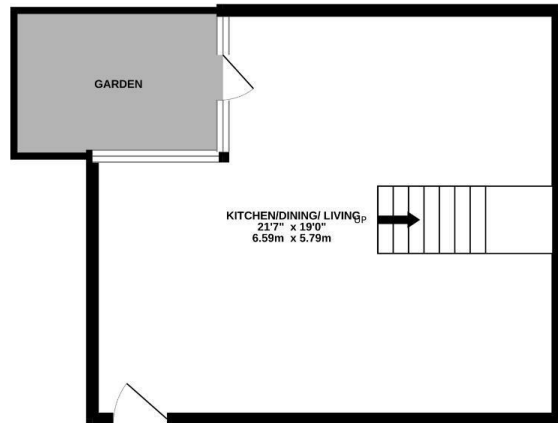
FLAT 8 DERNGATE NORTHAMPTON, NN1 1TY

£220,000
LEASEHOLD

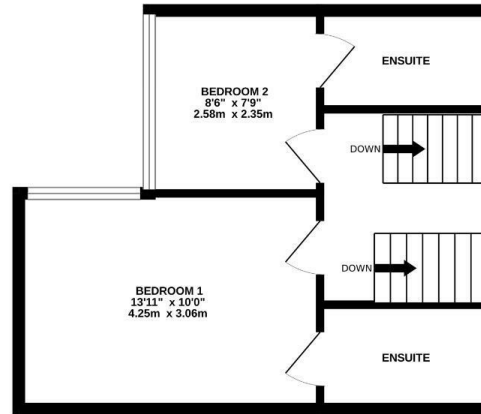
Stonhills are pleased to offer this stylish two bedroom duplex apartment located in the sought-after Derngate Lofts development in Northampton town centre. The property benefits from secure allocated parking, open-plan living space, two shower rooms(both en-suite), and a private garden — a rare feature for apartments in this location. Ideally situated close to the Cultural Quarter, restaurants, shops, parks, and Northampton train station, this is a fantastic opportunity for professionals or investors.



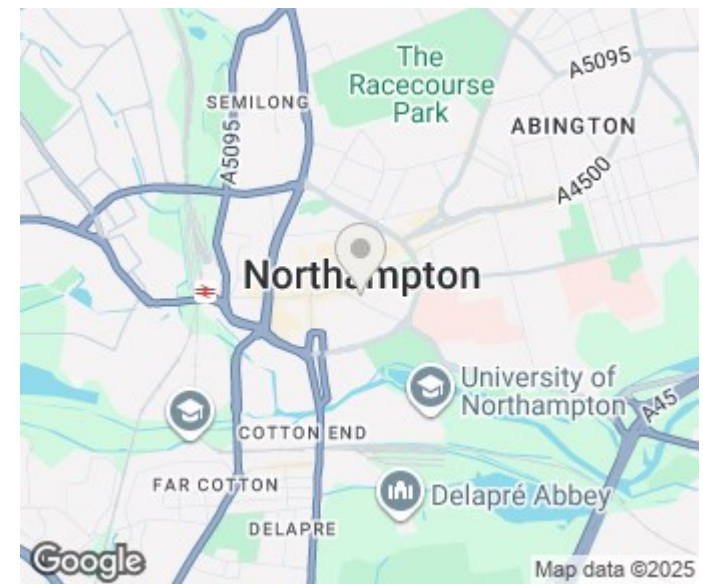
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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