



**Connells**

St. Andrews Road  
Northampton

St. Andrews Road  
Northampton NN2 6DA

for sale offers in excess of  
**£170,000**



## Property Description

Connells are delighted to offer this contemporary, spacious two-bedroom Second floor apartment, constructed in 2020 by the reputable Bauhaus Living. Designed with modern living in mind, the property offers secure gated parking a rare and valuable asset in this location alongside a stylish, low-maintenance specification perfect for professionals, couples, or investors.

Situated just a short walk from Northampton Railway Station and the vibrant town centre, this home combines convenience with contemporary comfort. The open-plan kitchen/living area is flooded with natural light and features solid oak work surfaces, integrated appliances, and efficient Nest heating control. Both bedrooms are well-proportioned, and the modern family bathroom includes a shower over the bath.

With its turnkey condition, secure parking, and prime location, this apartment represents an excellent opportunity for a first-time purchase or investment.

## Entrance Hall

Enter via wooden fire door to the front aspect. Wall mounted radiator. Storage cupboard with plumbing. Intercom and electric fuse board.

## Lounge / Kitchen / Diner

Double glazed window and door to Juliet balcony to the rear aspect. Two wall mounted radiators. BT and TV points.

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over.

## Bedroom One

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Two

Double glazed window to the rear aspect. Wall mounted radiator.

## Bathroom

Bath with shower, wash hand basin and low level WC. Heated towel rail. Double glazed window to the rear aspect.

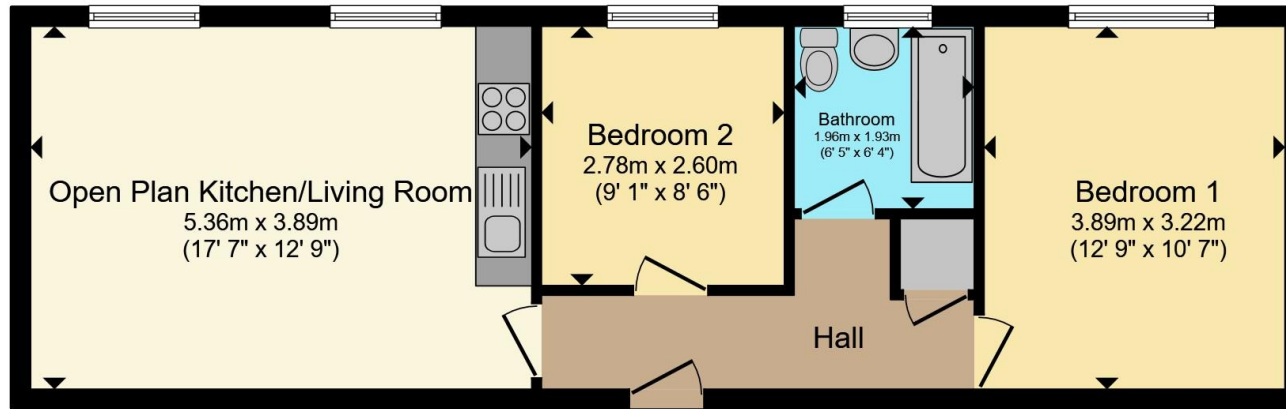
## Parking

Allocated parking space.









**Ground Floor**

Total floor area 52.2 m<sup>2</sup> (561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT414901](http://connells.co.uk/Property/NHT414901)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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