



**Willow House Lea Road, Northampton NN1 4PP**

**welcome to**

**Willow House Lea Road, Northampton**

Located close to the town centre with all of it's available amenities including shops, restaurants, schools, parks and the train station is this beautifully presented two bedroom, top floor apartment.



**Communal Entrance**

Entered via door to the front aspect and stairs rising to all floors.

**Entrance Hall**

Entered via door, door to cupboard, radiator and doors leading to all rooms.

**Lounge/ Dining Room**

14' 4" x 14' 4" ( 4.37m x 4.37m )

Double glazed window to the side aspect, radiator, archway leading to kitchen and door leading to Juliet balcony to the rear aspect.

**Kitchen**

10' 6" x 6' 8" ( 3.20m x 2.03m )

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, tiling to splashback areas, electric oven and gas hob with cooker hood over, space for fridge/freezer, plumbing for washing machine, spotlights to ceiling and wall mounted boiler.

**Bedroom One**

17' 3" x 11' 3" ( 5.26m x 3.43m )

Double glazed window the side aspect and radiator.

**Bedroom Two**

12' 5" x 9' 5" ( 3.78m x 2.87m )

Double glazed window to the rear aspect and radiator.

**Bathroom**

Suite comprising bath with shower attachment over, wash hand basin, low level WC, extractor fan, partly tiled and radiator.



***view this property online*** [williamhbrown.co.uk/Property/KIN109187](http://williamhbrown.co.uk/Property/KIN109187)



welcome to

## Willow House Lea Road, Northampton

- Two Double Bedrooms
- Juliet Balcony
- Double glazed throughout
- Gas Central Heating
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £90,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KIN109187](http://williamhbrown.co.uk/Property/KIN109187)



Property Ref:  
KIN109187 - 0003

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 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.

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.



william h brown



**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**