



Connells

Leatherworks Way
Northampton



Property Description

Connells Estate Agents are thrilled to bring to the market this beautifully presented, fully furnished one-bedroom first-floor apartment, uniquely positioned within a charming Grade II Listed building.

Located in the highly sought-after and popular area of Little Billing, this property offers a fantastic blend of character charm and modern living. It is an ideal purchase for first-time buyers looking to get onto the property ladder, or savvy investors seeking a ready-to-let addition to their portfolio.

The accommodation is well-proportioned throughout and briefly comprises a welcoming entrance hall leading into a bright and airy open-plan lounge and kitchen—complete with integrated appliances, perfect for modern day-to-day living or entertaining. Furthermore, there is a spacious double bedroom featuring built-in wardrobes and a contemporary bathroom suite.

Externally, the property benefits from an allocated parking space.

Early viewings are highly recommended to appreciate the unique charm and convenience of this fantastic home.

Entrance Hall

Double glazed door to the front aspect. Intercom and wall mounted radiator.

Kitchen / Lounge / Diner

Double glazed window to the front and side aspect.

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Combi boiler. Integrated dishwasher, fridge-freezer and washing machine. Two wall mounted radiator. Two wall mounted radiator.

Bedroom One

Double glazed window to the front aspect. Built in wardrobes. Wall mounted radiator.

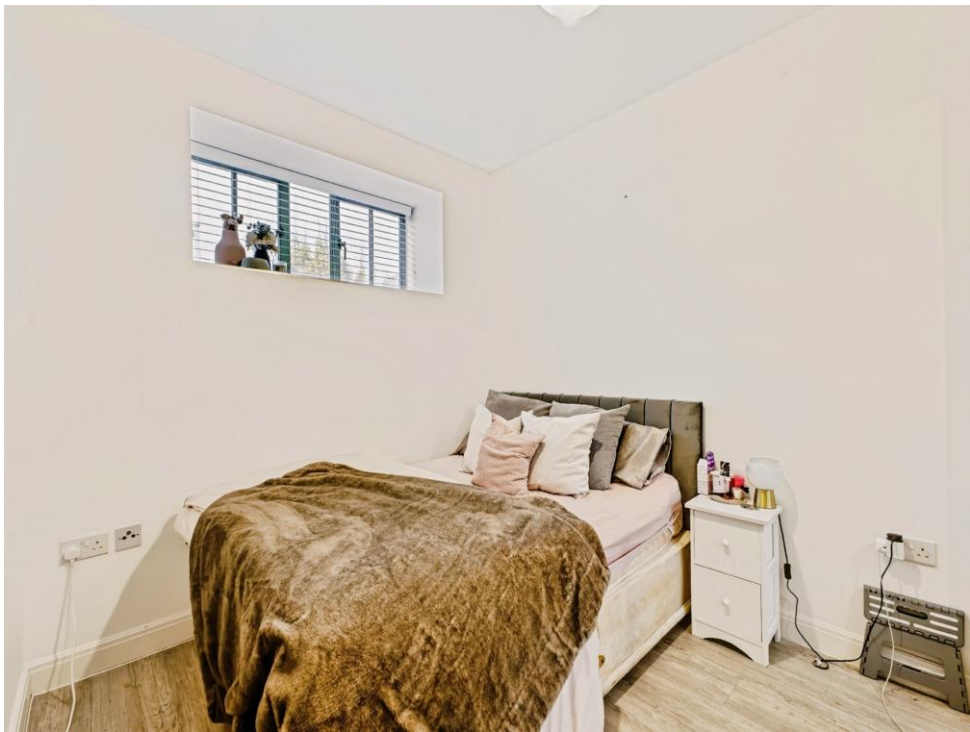
Bathroom

Bath with shower over, wash hand basin and low level WC. Towel rail.

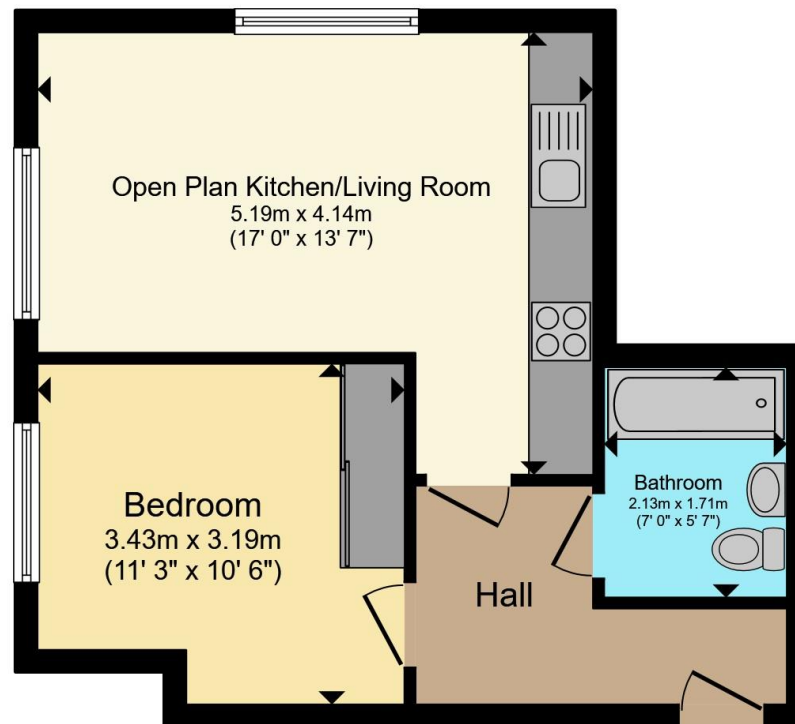
Parking

Allocated parking.









Total floor area 37.7 m² (405 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

Connells

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415542

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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