



INVESTOR
OPPORTUNITY

HENRY BIRD WAY
Northampton, NN4 8GA



DAVID COSBY
ESTATE AGENTS

Digitally Defurnished – for illustrative purposes only

Henry Bird Way

Northampton, NN4 8GA

Total GIA Floor Area | Approx. 50 sqm (538 sqft)

Features

- Two-bedroom first-floor apartment
- Sold with tenant in situ
- Established purpose-built residential development
- Dual-aspect sitting/dining room with Juliet balcony
- Dual-aspect principal bedroom
- Versatile second bedroom/home office
- Convenient for Northampton town centre
- Close to the University of Northampton Waterside Campus
- Good access to Northampton General Hospital and the A45

Description

A two-bedroom first-floor apartment forming part of an established purpose-built residential development within the Southbridge area of Northampton. The property is being sold with a tenant in situ and is therefore likely to be of particular interest to investment purchasers seeking an existing residential letting.

The accommodation extends to approximately 50 sq m (538 sq ft) and is arranged around a central entrance hall. The principal reception room occupies a dual-aspect corner position and incorporates a Juliet balcony, while the separate kitchen is fitted with a range of Shaker-style units and integrated cooking appliances. There are two bedrooms, including a dual-aspect double bedroom, together with a three-piece bathroom.

Externally, the building is set within established communal grounds incorporating areas of lawn, mature trees and planted borders. The property is conveniently positioned for Northampton town centre, the Waterside Campus of the University of Northampton and Northampton General Hospital, with road connections available via the A45 to the wider regional network.



A well-proportioned two-bedroom first-floor apartment with dual-aspect accommodation, close to Northampton town centre, and offered for sale as a tenanted investment.

The Property

Entrance Hall

Approached through a traditional white four-panel entrance door, the hall has cut-pile carpeting and walls finished in a light blue emulsion. White four-panel internal doors lead to the two bedrooms, kitchen and bathroom, while a further door opens to an airing cupboard housing the hot-water cylinder.

Sitting / Dining Room

The principal reception room occupies a dual-aspect corner position, with a two-light casement window to the side and double-glazed French doors opening to a Juliet balcony overlooking New South Bridge Road. The room is finished with cut-pile carpeting and pale blue emulsion to the walls, and provides space for both soft seating and a small dining table and chairs.

Kitchen

The kitchen is fitted with a range of Shaker-style light oak-fronted base and wall units, complemented by terrazzo-style roll-top work surfaces and terracotta-toned ceramic tiled splashbacks. A stainless-steel sink and drainer with mixer tap is positioned beneath a two-light casement window. Integrated cooking facilities comprise a single electric oven with four-ring electric hob and extractor hood above.

Bedroom One

A double bedroom positioned to the front left-hand side of the flat. The room is dual aspect, with two separate casement windows providing good natural light. The floor is finished with cut-pile carpet and the walls are neutrally decorated.

Bedroom Two

A single bedroom with a two-light casement window to the front aspect. The room has a decorative feature wall and cut-pile carpeting, and offers versatility for use as a bedroom, home office or nursery.

Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with wall-mounted shower over and hinged glazed screen, pedestal wash hand basin with chrome taps, and close-coupled WC. Natural light is provided by a frosted two-light casement window to the side aspect, supplemented by mechanical extract ventilation. The floor is finished with marble-effect tiles, while the walls are partly tiled around the sanitary fittings and fully tiled within the shower area.



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Approximate GIA (Gross External Area) = 50sqm (538 sqft)

David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR PLAN GIA = 50 sqm (538 sqft)



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