

TO LET

WEST COTTON CLOSE  
Southbridge, Northampton, NN4 8BY

 DAVID COSBY  
ESTATE AGENTS



# West Cotton Close

Southbridge, Northampton, NN4

Total GIA Floor Area Approx. 81 sqm (872 sqft)



2 Bedrooms



1 Reception



2 Bathrooms

## Features

- Available to let from mid-May
- Spacious ground floor apartment
- Canal-side setting
- Close to Northampton town centre
- Two double bedrooms
- En suite to principal bedroom
- Separate bathroom with bath and shower
- Generous lounge / dining room
- Kitchen / breakfast room with appliances
- Unfurnished
- Intercom entry system
- Allocated parking space

## Description

Available to let from mid-May, this spacious ground floor apartment forms part of a modern canal-side development in the popular Southbridge area of Northampton. Enjoying a setting alongside the Northampton stretch of the Grand Union Canal, the property combines a waterside environment with excellent access to the town centre, local amenities and transport links. Offered unfurnished, it will appeal to tenants seeking well-presented, practical accommodation in a convenient central location.

The apartment offers well-planned accommodation extending from a generous entrance hall with useful built-in storage. There is a lounge/dining room, a fitted kitchen/breakfast room with appliances and space for informal dining, two good double bedrooms, an en suite to the principal bedroom, and a separate bathroom fitted with both a bath and separate shower.

The property also benefits from an allocated parking space directly in front of the building.

A SPACIOUS TWO-BEDROOM GROUND FLOOR APARTMENT  
WITH ALLOCATED PARKING AND CANAL-SIDE SETTING  
CLOSE TO NORTHAMPTON TOWN CENTRE.



# The Property

## Entrance Hall

A spacious and welcoming entrance hall, finished with oak-effect flooring and neutral decoration. Flush timber-effect veneer doors with satin anodised aluminium lever furniture lead to the principal reception room, kitchen/breakfast area, both bedrooms and the bathroom.

A large double-door storage cupboard is positioned adjacent to the main entrance and houses the electrical consumer unit, while also providing useful space for coats and shoes. There is a further cupboard housing the mains-pressure hot water cylinder.

Additional features include an intercom entry system, mains-powered smoke detection with battery back-up, and a wall-mounted thermostat controller.

## Kitchen / Breakfast Room

Situated to the right-hand side of the apartment, the kitchen/breakfast room is fitted with a range of modern timber-effect base and wall units beneath roll-top work surfaces, incorporating a stainless steel one-and-a-half bowl sink with drainer set below a top-hung casement window. The window provides an outlook across the communal grounds, with the Grand Union Canal beyond.

The floor is finished in tile-effect sheet vinyl, while the walls are neutrally decorated with ceramic mosaic splashback tiling above the work surfaces. Integrated appliances include a four-ring electric hob with single electric oven below, extractor hood and light over, together with a dishwasher and washing machine. Space is provided for a tall fridge freezer, and there is sufficient room for a small table and chairs for informal dining. Mechanical extract ventilation is also installed.

## Lounge / Dining Room

A well-proportioned reception space with two separate casement windows providing views across the communal green space towards the Grand Union Canal. The room is neutrally decorated and fitted with cut-pile carpet. There is space for freestanding lounge furniture and audiovisual equipment, together with room for a dining table if more formal dining is required.





## Grounds

The apartment forms part of a canal-side development with maintained communal grounds adjoining the Northampton stretch of the Grand Union Canal. The setting provides a pleasant open environment with pedestrian access along the towpath, while the property also benefits from a single allocated parking space positioned in front of the building.



# West Cotton Close, Northampton, NN4

Approximate GIA (Gross Internal Area) = 81 sqm (872 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 = 81 sqm (872 sqft)

## Location

West Cotton Close occupies an attractive canal-side position within the Southbridge area of Northampton, close to the town centre. The development is set alongside the Northampton stretch of the Grand Union Canal, offering a distinctive waterside setting with nearby towpath walks, while remaining convenient for a wide range of shops, restaurants, leisure facilities and everyday amenities. Northampton town centre, the railway station and major road links are all readily accessible, making the property well placed for both local living and commuting.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Electricity, Water, Gas, and Drainage

**Council Tax:** Band C    **EPC Rating:** C

**Broadband:** Ultrafast broadband available - 1800Mbps download

### Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.

#### TENANT FEES PAYABLE – TENANT FEES ACT 2019 (THE ACT)

PRIOR TO COMMENCEMENT OF THE TENANCY (PAYABLE TO AGENT)

Deposit: 5 weeks rent plus first month's rent less any Holding Deposit already paid.

Holding Deposit: 1 week's rent

DURING THE TENANCY (PAYABLE TO LANDLORD)

Any tenant requested variation or change to the tenancy agreement: £50

Interest on late payment of rent: 3% above the Bank of England base rate

For the loss of keys/security devices: Reasonably incurred costs apply

Early termination of the tenancy: Payment of any unpaid rent and other reasonable costs

OTHER PERMITTED PAYMENTS

Any other permitted payments under the Act applicable at the relevant time including contractual damages for tenant default.

TENANT PROTECTION AND REDRESS SCHEME

David Cosby Limited is a member of the RICS Client Money Protection Scheme, and a member of The Property Ombudsman Service, which is a redress scheme. You can find out more details on our website or by contacting us directly at [enquiries@dauidcosby.co.uk](mailto:enquiries@dauidcosby.co.uk) and on 01604 979628.



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# Thinking of Selling?



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