



Connells

Saw Mills Court Old Towcester Road
Northampton



Property Description

Step inside to discover a light-filled open-plan kitchen and dining area. The kitchen boasts integrated, energy-efficient appliances a sleek dishwasher, fridge/freezer, and a combined electric oven and hob –all set against stylish cabinetry. The adjoining living space flows seamlessly onto large windows, creating a bright, airy ambiance perfect for relaxing after a busy day or entertaining guests.

The master bedroom complete with built-in wardrobes, provides ample storage and a comfortable sleeping environment. features a generous en-suite bathroom, offering privacy and convenience. There is also second double bedroom, a separate family bathroom which serves the rest of the apartment, fitted with contemporary fixtures and a sleek vanity.

Outside, you'll find the allocated parking space – a rare commodity in the town centre, ensuring you never have to hunt for a spot. The building also benefits from secure entry and well-maintained communal areas, adding peace of mind for residents.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter via wooden door to the front aspect. Intercom. Storage cupboard. Wall mounted radiator.

Kitchen / Sitting Room

Double glazed window and double glazed Juliet balcony to the rear aspect. Wall and base units. Worksurfaces. Gas hob with hood over. Sink and drainer unit. Boiler. Integrated appliances. Two wall mounted radiators.

Bedroom One

Double glazed windows to the rear and side aspects.

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

Bedroom Two

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

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator.









Floor Plan

Total floor area 56.2 m² (605 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

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To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT414947

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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