



**Connells**

Cliftonville Court  
Northampton



### Property Description

The flat comprises a spacious double bedroom, a generously sized open plan living/dining room, a contemporary bathroom with shower, bath. Large windows flood the interior with natural light, while the secure front door provides peace of mind.

Lease: An impressive 900+ years remaining on the lease ensures long-term security and excellent resale potential.

No Chain: The sale is free of onward chain, meaning a swift, hassle-free transaction for the buyer.

Location: 5-minute walk to Northampton General Hospital – ideal for healthcare professionals or staff, walking distance to Northampton Town Centre, cafés, restaurants, supermarkets, rail station and the vibrant Market Square. Excellent bus routes and quick access to the A45 for commuters.

Investment Potential: High rental demand in this area, strong capital growth outlook, and a low-maintenance ground-floor layout makes this flat a compelling buy-to-let proposition.



## Entrance Hall

Enter via wooden door to the front aspect. Storage cupboard.

## Lounge

Double glazed window and door to the front aspect. Intercom.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Double glazed window to the rear aspect.

## Bedroom One

Double glazed window to the front aspect. Storage cupboard.

## Bathroom

Bath with electric shower over, wash hand basin and low-level WC. Storage cupboard.

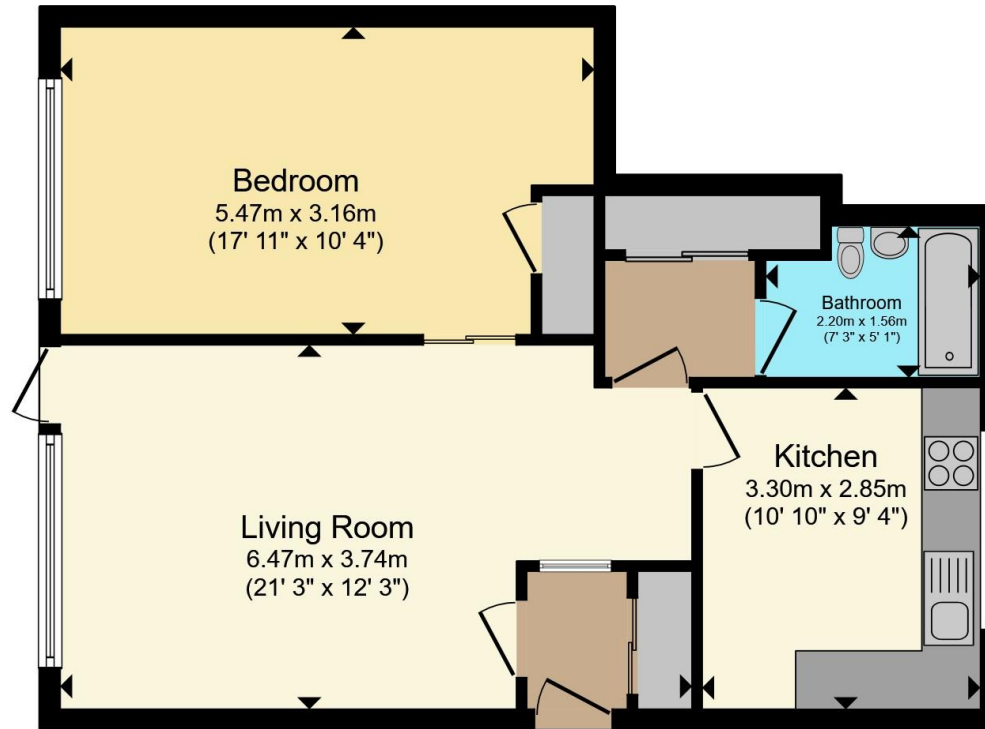
## Parking

Communal parking.









Total floor area 58.6 m<sup>2</sup> (631 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](http://www.propertybox.io)



To view this property please contact Connells on

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT415109](http://connells.co.uk/Property/NHT415109)**

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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