



Connells

Regency House Church Lane
NORTHAMPTON



Property Description

Welcome to Regency House, a newly-converted, high-spec development perfectly positioned for professionals, students and downsizers seeking contemporary city living with superb connectivity.

This ground-floor, one-bedroom apartment has been finished to an exceptionally high standard. The open-plan layout combines a spacious lounge, dining area and a fully-integrated kitchen that boasts electric hob, electric oven, built-in washing machine, dishwasher and a wine cooler – all set within sleek, contemporary cabinetry.

The luxury bathroom features a modern vanity unit, stylish wash-hand basins and premium fixtures, creating a spa-like retreat. Comfort is assured throughout the home thanks to energy-efficient Haverland designer electric radiators and high-speed full-fibre broadband for super-fast Internet, ideal for remote work or streaming.

Entering Regency House you are welcomed by a secure, inter-com-equipped communal hallway that leads to the private entrance hall of the apartment. From here, the open-plan living space flows seamlessly to a generous double bedroom, providing a quiet, cosy sleeping area.



Entrance Hall

Enter via wooden fire door to the front aspect. Intercom system

Loung / Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for American style fridge-freezer. Two wall mounted radiators. TV point. Two double glazed windows to the front aspect. One double glazed window to the side aspect.

Bedroom One

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

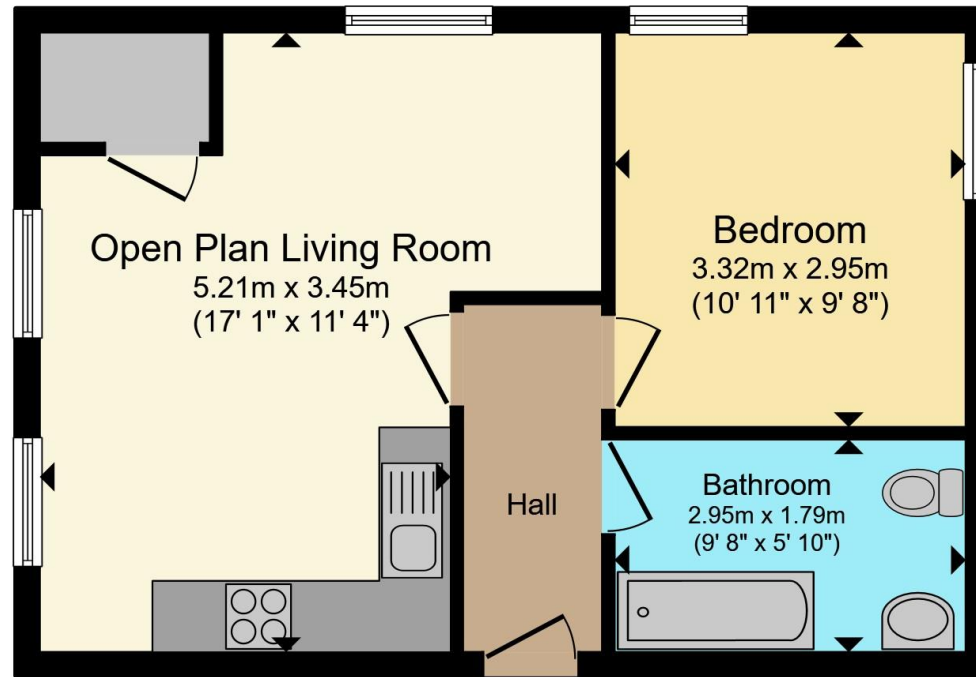
Bathroom

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









Ground Floor

Total floor area 40.5 m² (436 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415028

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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