

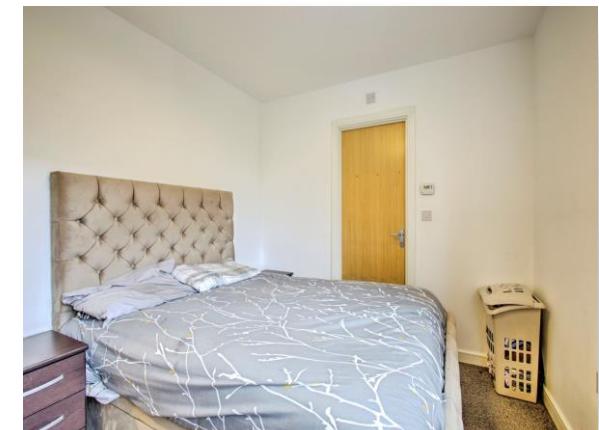


Saw Mills Court, Old Towcester Road, Northampton NN4 8EX

welcome to

Saw Mills Court, Old Towcester Road, Northampton

A modern two-bedroom apartment with balcony views towards the River Nene, set within the popular Saw Mills Court development. Featuring an open-plan living area, contemporary kitchen, stylish bathroom and two good-sized bedrooms. The property also benefits from allocated parking.



Hallway

A long, bright hallway with dark wood-effect flooring and neutral décor providing access to all rooms.

Lounge

15' x 11' 5 (4.57m x 3.35m 5)

A bright open-plan space with wood-effect flooring, large windows, fitted ceiling lighting, and French doors opening onto the balcony.

Kitchen

A modern fitted kitchen with white gloss cabinetry, integrated oven and hob, stainless-steel extractor, and a window above the sink.

Bedroom One

A double bedroom featuring fitted mirrored wardrobes, carpeted flooring, and access to an en-suite shower room.

En Suite

A contemporary en-suite with a glass-enclosed shower, chrome heated towel rail, tiled splashbacks, and a white WC and basin.

Bedroom Two

A second double bedroom with carpet flooring, a fitted window with blinds, and neutral décor ready for various uses.

Main Bathroom

A well-presented bathroom fitted with a bath and overhead shower, glass screen, ceramic tiling, chrome towel rail, and a white suite.

Balcony

A private decked balcony with glass balustrades providing open views over the canal

External Areas And Parking

The development offers allocated parking, communal pathways, and landscaped surroundings beside the canal.

Kitchen

11' 5 x 6' 6 (3.35m 5 x 1.83m 6)

A modern fitted kitchen with white gloss cabinetry, integrated oven and hob, stainless-steel extractor, and a window above the sink.



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welcome to

Saw Mills Court, Old Towcester Road, Northampton

- TWO DOUBLE BEDROOMS
- ENSUITE
- ALLOCATED PARKING
- BALCONY WITH RIVER VIEWS
- PREVIOUSLY REFURBISHED

Tenure: Leasehold EPC Rating: B

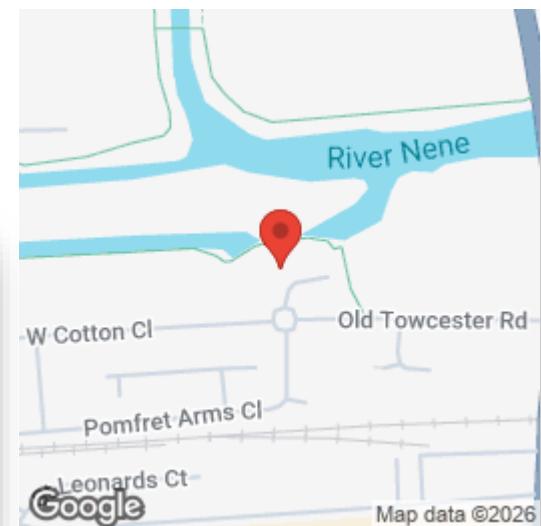
Council Tax Band: C Service Charge: 1703.00

Ground Rent: 340.00

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 Leasehold packs.

£170 000



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Please note the marker reflects the postcode not the actual property



Property Ref:
NMS115798 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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