



Connells

Deal Court
Northampton



Property Description

Spanning two generous floors, this property offers the feel of a small house rather than an apartment, making it an ideal first-time purchase or a lucrative buy-to-let investment. Presented in immaculate condition throughout having been freshly decorated by the current owners, the property is ready for someone to move straight in.

The Accommodation Upon entering through the secure intercom entry system and communal entrance, the ground floor welcomes you with a generous, light-filled open-plan lounge, kitchen, and diner. The modern kitchen is well-equipped with a great range of storage cupboards and ample worktop space, while the lounge area enjoys pleasant views overlooking communal greenery. A large storage cupboard completes this floor.

Stairs rise to the first floor, where you will find two well-proportioned double bedrooms and a sleek, modern family bathroom. A further good-sized storage cupboard on the landing ensures the apartment remains clutter-free.

Outside & Location Externally, the property benefits from off-road parking in communal bays.

Location-wise, it doesn't get much better than this. Situated right in the town centre, you are just a short walk from local shops, bars, restaurants, and amenities. Furthermore, the property is ideally located for commuters, offering easy access to Northampton Train

Station.

Additional benefits include gas central heating and double glazing throughout.

Entrance Hall

Enter via double glazed door to the front aspect.

Lounge / Diner

Double glazed window to the rear aspect.

Kitchen / Breakfast Room

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods.

Landing

Access to loft space

Bedroom One

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

Bedroom Two

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

Bathroom

Bath, wash hand basin and low level WC.
Double glazed window to the front aspect.

Outside

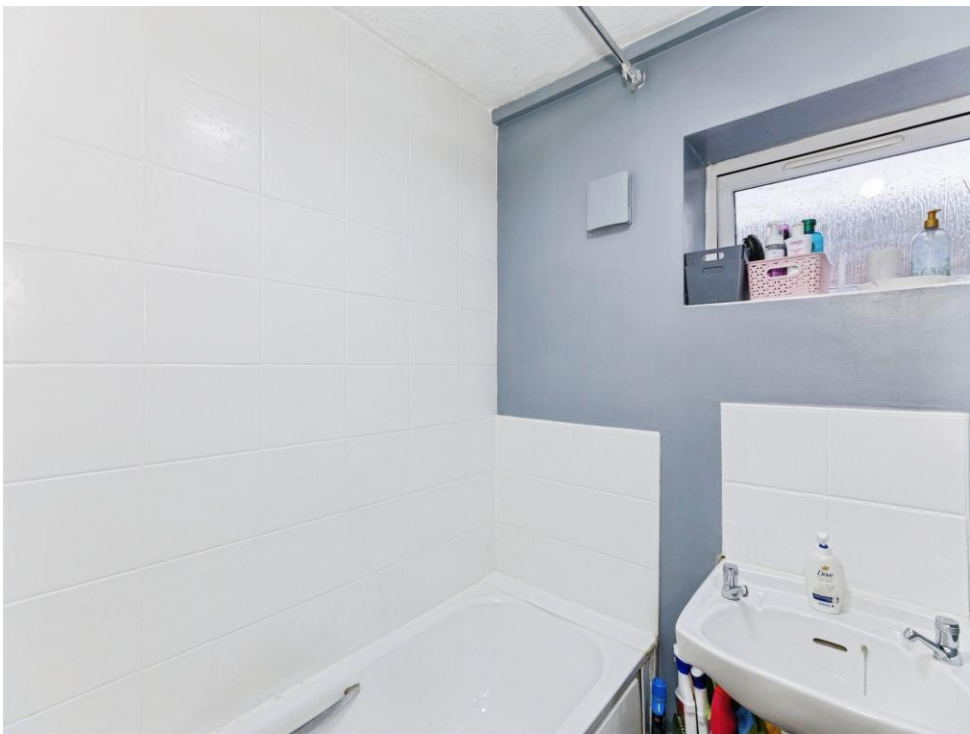
Parking

Communal parking.

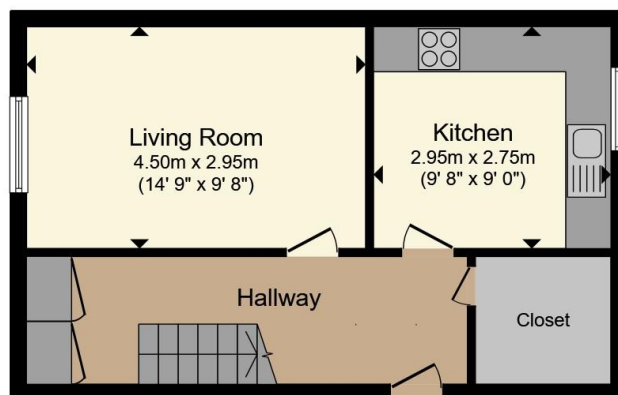
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

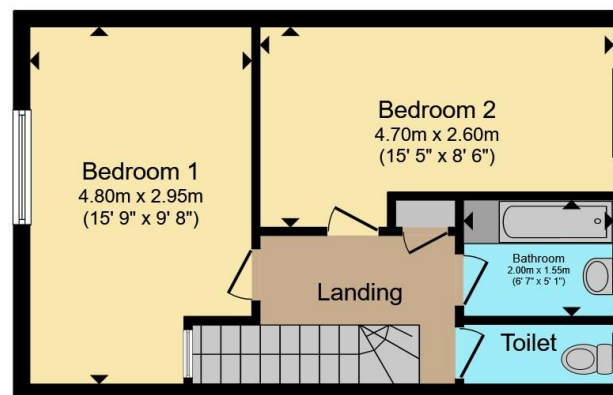








Ground Floor



First Floor

Total floor area 73.7 m² (793 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

Connells

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

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/NHT415368

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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