



Connells

Saw Mills Court Old Towcester Road
Northampton

Saw Mills Court Old Towcester Road Northampton NN4 8EX

for sale
£200,000



Property Description

The Accommodation: The property is accessed via a secure communal entrance with an intercom system. Upon entering the apartment's private hallway, you are greeted by a bright and airy layout that leads to all rooms. At the heart of the home is a superb open-plan kitchen, dining, and living space featuring French doors that open out onto a private balcony, the ultimate spot to enjoy uninterrupted, tranquil views along the river. The modern kitchen is fully equipped with an array of integrated appliances, including a washing machine, dishwasher, fridge/freezer, built-under electric cooker, and gas hob with an extractor hood. Adding to the unique charm of this penthouse is a fantastic mezzanine lounge area, providing an ideal second reception room, home office, or relaxing retreat.

The accommodation boasts two generous double bedrooms. The master bedroom benefits from a built-in wardrobe and a sleek en-suite shower room, complemented by a contemporary three-piece family bathroom suite with a shower over the bath. Outside: Further enhancing the appeal of this property is the highly sought-after provision of allocated parking for two cars.

The Location: Saw Mill Court is perfectly positioned just 0.6 miles from Northampton Town Centre. Residents can enjoy easy access to a vibrant array of shops, restaurants, bars, and niche retail outlets. For leisure, Becket's Park is close by and popular with walkers, while cultural hotspots like the historic Royal & Derngate Theatre.

Entrance Hall

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

Lounge

Mezzanine floor. TV Point. Spiral staircase.

Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Storage cupboard housing boiler. Breakfast bar. Two wall mounted radiators. Double glazed french doors leading out to the balcony. Three double glazed windows to the rear aspect.

Bedroom One

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

En-Suite

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

Bedroom Two

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

Bathroom

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

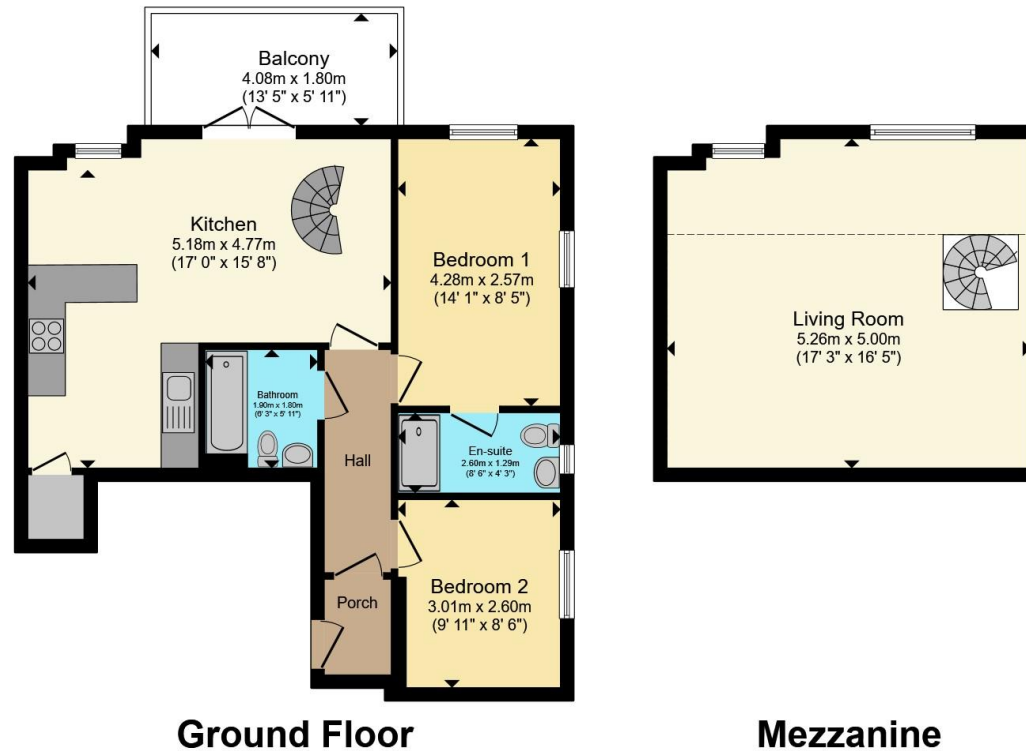
Parking

Allocated parking.









Total floor area 88.1 m² (948 sq.ft.) approx

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To view this property please contact Connells on

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6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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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.



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