



Phippsville Court St. Matthews Parade, Northampton NN2 7JW

welcome to

Phippsville Court St. Matthews Parade, Northampton

A well-proportioned first floor apartment located in the popular Phippsville Court development, offering spacious living, excellent access to Northampton town centre, Abington Park and Northampton Racecourse. Benefitting from views over St Matthews Church.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entry door, wall mounted security entry phone, shelved storage, obscure glazed full length internal window to lounge/diner, doors to lounge/diner, bedrooms, shower room and separate WC.

Lounge Area

18' x 10' 1" min (5.49m x 3.07m min)
Double glazed window to front aspect, fire surround with mantle over with hearth housing electric fire, radiator, door to kitchen and opening into dining area.

Dining Area

12' 7" x 6' 8" (3.84m x 2.03m)
Double glazed window to front aspect and radiator.

Kitchen

11' 7" x 6' 5" min (3.53m x 1.96m min)
Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, eye level electric oven, gas hob with cooker hood over, space for fridge/freezer. plumbing for washing machine, radiator and double glazed window to the side aspect.





Bedroom One

13' 1" x 10' 2" max (3.99m x 3.10m max)
Double glazed window to the rear aspect, fitted wardrobes, over the bed fitted storage cupboards and radiator.

Bedroom Two

9' x 8' 2" (2.74m x 2.49m)
Double glazed window to the rear aspect and radiator.

Shower Room

Suite comprising shower cubicle, vanity wash hand basin, wall mounted heater and partly tiled.

Separate W C

Suite comprising Wash hand basin, low level WC and partly tiled.

Externally

Communal parking and gardens.

Communal Gardens

The shared outdoor areas consist of planted green spaces with several mature trees, offering a natural setting around the buildings. The space is primarily decorative, with no dedicated lawn or seating areas.

Garage

Access to the Single Garage in a block is via a parking area to the rear aspect.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Apartment
- No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

£110 000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
KIN109541 - 0003

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