



**Connells**

West Cotton Close  
Northampton



## Property Description

A two bedroom first floor flat with **ALLOCATED PARKING** situated on the outskirts of the Town Centre close to local amenities. The property is currently tenanted and would make an ideal purchase for a **BUY-TO-LET** investor. Offered for sale with **ONWARD NO CHAIN**. Call today to arrange a viewing!

In brief, accommodation comprises entrance hall, kitchen/diner with built-in appliances, spacious living room, master bedroom with en suite shower room, second bedroom and a bathroom.

Additional benefits include electric heating via radiators, double glazed windows, secure intercom system and allocated and visitors parking.

## Entrance Hall

Enter via door to the front. Cupboard housing hot water cylinder. Intercom. Wall mounted thermostat. Wall mounted radiator.

## Lounge

16' 6" x 13' 6" ( 5.03m x 4.11m )

Two double glazed windows to the rear aspect. Double storage cupboard. Television point. Telephone point.

## Kitchen

12' 2" max x 6' 11" max ( 3.71m max x 2.11m max )

Wall and base units. Worksurfaces. Sink and drainer unit with mixer taps. Space and plumbing for washing machine. Built in electric oven and hob with extractor hood over. Built in dishwasher. Part tiled walls. Wall mounted radiator. Wall mounted radiator.

## Bedroom One

12' 9" max x 10' 10" max ( 3.89m max x 3.30m max )

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

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Extractor fan. Shaver point.

## Bedroom Two

8' 3" x 7' 1" ( 2.51m x 2.16m )

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

## Bathroom

Three piece suit Bath with mixer tap and shower attachment, wash hand basin and low level WC. Shaver point. Wall mounted radiator. Part tiled walls.

## Outside

## Parking

Allocated parking for one vehicle.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2100.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT412661](http://connells.co.uk/Property/NHT412661)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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