



continuing all the way. Proceed on taking the second exit onto the A45 through Upper Heyford and continue through Flore upon reaching the junction, take a right onto the A5 and take the second exit on the left by the Weedon Vets and follow the road around to the right where the property can be found on the left hand side.

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DOING29012026/0270

HOW TO GET THERE

From Northampton town centre travel in a Westly direction along the A4500 passing Northampton train station. Continue along towards the Sixfields roundabout, proceed straight over passing Upton on the right-hand side



Not to scale. For illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	80
EU Directive 2002/91/EC			



6 The Wharf Watling Street, Weedon, Northampton, NN7 4GG



For Auction - Guide Price £100,000 to £125,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £100,000 - £125,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 25977 - SATURDAY 18TH APRIL FROM 11.00AM TO 11.30AM

Offered to the market is a well-presented one-bedroom first-floor apartment, set in an idyllic waterside position overlooking the Grand Union Canal in the sought-after village of Weedon. The property provides approximately 500 sq ft of accommodation, comprising an entrance hall, open-plan lounge/kitchen/diner, a double bedroom, and a bathroom. A Juliet balcony offers attractive canal views, enhancing the sense of light and space throughout. Further benefits include secure off-road parking and access to a generous indoor storage area. An ideal opportunity for investors or owner-occupiers seeking a well-located apartment in a picturesque setting.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Stairs to all floors and a private door leading to the apartment on the first floor.

PRIVATE ENTRANCE HALL

Enter via a solid oak front door from a communal entrance hall, there are doors leading to:-

LOUNGE/KITCHEN/DINER

22'02 x 12'0



KITCHEN AREA

Fitted with a range of floor and wall mounted cabinets with composite worktop and an integrated stainless steel sink with tap over, tiled splashbacks and appliances to include a four ring gas hob with oven below and extractor over, space for a washing machine and fridge/freezer. The kitchen overlooks a window to the side elevation and is open to:-



LOUNGE/DINER

UPVC double glazed patio doors leading to a Juliet balcony overlooking the Grand Union Canal. The room is split between carpet and tiling and is fitted with TV and telephone points.



BEDROOM

12'10 x 9'07

A three casement window to the rear elevation, space for a king size bed with wood panelling installed, TV and telephone points connected and a double wardrobe fitted.



BATHROOM

6'09 x 5'06

Suite comprising of bath with tiled walls, shower over, WC and wash hand basin with tiled floor and splashbacks.



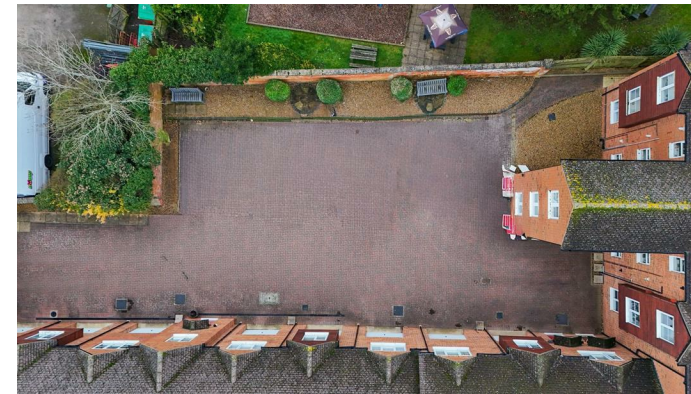
STORAGE CUPBOARD

7'09 x 4'05

An integrated storage cupboard located in the communal entrance hall to the side of the front door which is suitable for bike storage or extra utility space.

PARKING

One allocated off road parking space accessed through secure electric gates.



TERMS OF THE LEASE

The property is offered on 125 year lease dated 1st April 2009. The service charge is £1,310 per annum and a ground rent of £400 per annum.

AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative and further details can be found within the legal pack.

SERVICES

Please refer to the legal pack.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

The village of Weedon is situated at the crossroads of the A5 and A45 main roads with a variety of pubs, cafes and shops, doctors surgery, pharmacy, dentist, sports club and a regular bus service to both Northampton and Daventry with the nearby Northampton offering a rail service to London Euston and Birmingham New Street. The Village church of St Peter and St Paul sits at the south of the village. Schooling is offered at Weedon Bec Primary School, Flore Church of England Primary School and Campion School in Bugbrooke and Quinton House School, Upton Hall.



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

For further information on viewing call 01604 259773