



Connells

Hamilton House Palmerston Road
Northampton

Hamilton House Palmerston Road Northampton NN1 5EZ

for sale guide price
£130,000



Property Description

Occupying a prominent position within a meticulously converted Victorian boot and shoe factory, this stylish two-bedroom first-floor apartment offers a seamless blend of period charm and modern luxury.

Located centrally in Northampton, the property is perfectly positioned for those who enjoy a social lifestyle, with the trendy bars, independent cafes, and restaurants of Wellingborough Road just a short stroll away. Abington Park is also within easy reach, offering green space and leisure facilities, while Northampton Town Centre is easily accessible for commuters.

The interior has been finished to a high standard. A secure intercom system provides peace of mind upon entry. The heart of the home is a bright, open-plan living and kitchen area featuring premium oak flooring that flows through to the hallway. The contemporary kitchen is fully equipped with a suite of integrated appliances, catering to modern living requirements. The accommodation includes two well-proportioned bedrooms with comfortable carpeting and a sleek, modern shower room.

Presented with the significant benefit of NO CHAIN, this property represents an excellent opportunity for first-time buyers looking for a sophisticated home or investors seeking a high-quality addition to their portfolio in a prime rental location.

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.

Lounge / Kitchen / Diner

Double glazed arch window to the front aspect. Wall mounted TV point..

Wall and base units. Worsurfaces. Sink and drainer unit. Gas hob with hood over. Integrated appliances.

Bedroom One

Double glazed arch window to the front and side aspect. Wall mounted radiator.

Bedroom Two

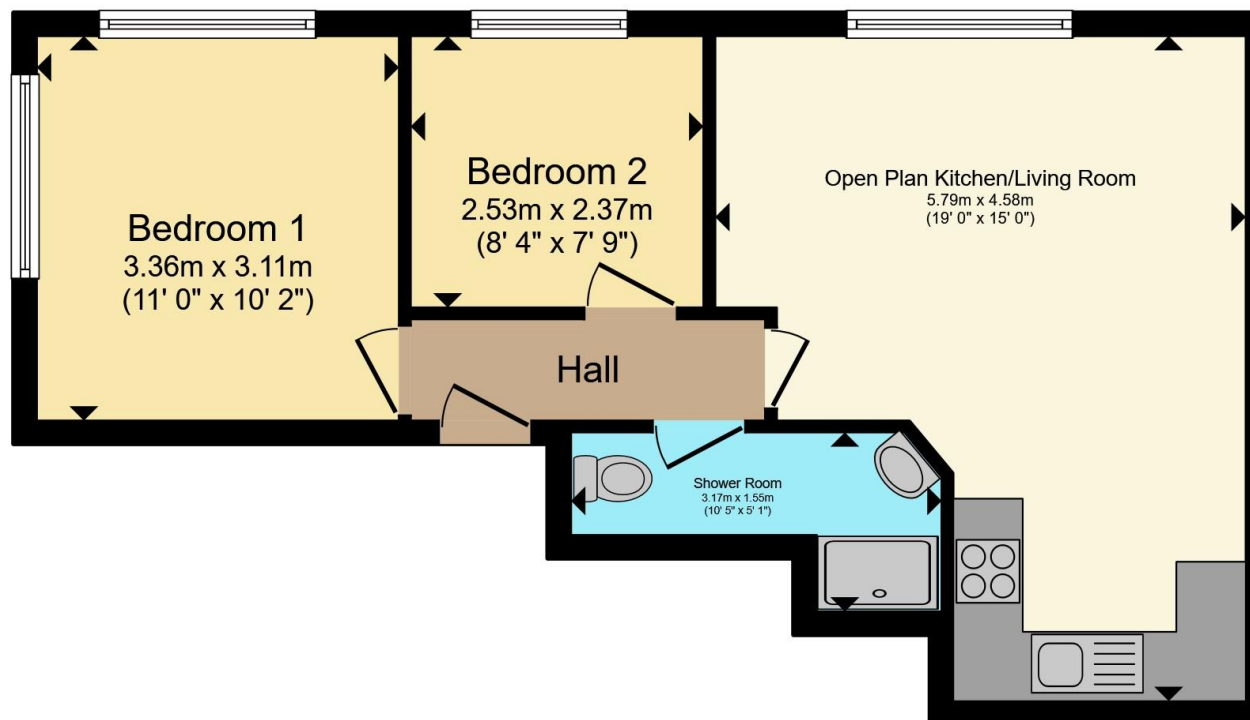
Double glazed arch window to the side aspect. Wall mounted radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC.







Total floor area 45.0 m² (484 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: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415353

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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