



Connells

West Cotton Close
Northampton



Property Description

The welcoming entrance hall that leads straight into a generous lounge/Dining room. Large windows flood the space with natural light and open onto a private balcony overlooking the tranquil River Nene an ideal spot for a morning coffee or an evening unwind.

The property boasts a separate, fully-fitted kitchen with integrated appliances, ample countertop space and sleek cabinetry – perfect for home-cooked meals or entertaining guests. Spacious double room with its own en-suite shower room, offering a private retreat. Another double bedroom, equally generous in size, perfect for a partner, child, or as a dedicated office space which is also served by a Family Bathroom.

The flat benefits from allocated private parking within the communal grounds, eliminating any hassle of street parking. Residents also enjoy access to well-maintained communal gardens – a green haven for relaxation or al-fresco dining.



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

Enter via wooden door to the front aspect. Intercom.

Lounge

Two double glazed windows to the front aspect. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods.

Bedroom One

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

En-Suite

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

Bedroom Two

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

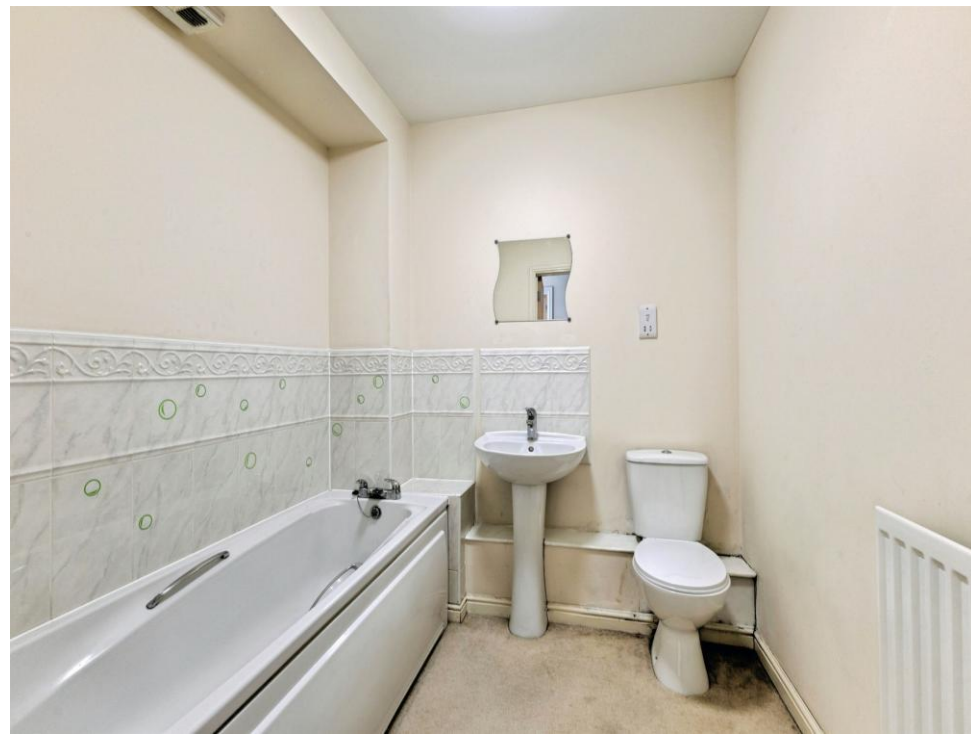
Bathroom

Bath, wash hand basin and low level WC.

Parking

Allocated parking space.









Floor Plan

Total floor area 61.1 m² (658 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



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: 2317.44

Ground Rent: 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415042

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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