



**Lawrence Court, Northampton NN1 3HB**



**welcome to**

**Lawrence Court, Northampton**

Accommodation comprises entrance hall, lounge, kitchen/breakfast room, bedroom and bathroom. Outside there is communal parking.



### **Entrance Hall**

Door, security intercom, storage cupboard, airing cupboard, storage cupboard housing wall mounted gas meter and central and hot water boiler.

### **Lounge**

14' 4" x 10' 5" ( 4.37m x 3.17m )

double glazed window to rear aspect, radiator.

### **Kitchen**

10' 9" x 7' 4" max ( 3.28m x 2.24m max )

Fitted kitchen with wall and base units with work surfaces over, stainless steel sink and drainer, electric oven, gas hob, filter hood, plumbing for washing machine, space for fridge freezer, double glazed window to front aspect, breakfast bar, radiator.

### **Bedroom One**

14' 5" x 8' 8" ( 4.39m x 2.64m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

6' 3" max x 5' 6" min ( 1.91m max x 1.68m min )

Double obscure glazed window to front aspect, bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, walls fully tiled.



***view this property online*** [williamhbrown.co.uk/Property/NMS114546](http://williamhbrown.co.uk/Property/NMS114546)



**welcome to**

## **Lawrence Court, Northampton**

- Second floor flat
- Kitchen/breakfast room
- One bedroom
- Communal parking
- Vacant possession

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Apr 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£80,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NMS114546](http://williamhbrown.co.uk/Property/NMS114546)



Property Ref:  
NMS114546 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01604 632322**



[Northampton@williamhbrown.co.uk](mailto:Northampton@williamhbrown.co.uk)



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**