



**Cotton Court, River View, Northampton NN4 8EL**

**welcome to**

## **Cotton Court, River View, Northampton**

Two-bedroom ground floor flat needing refurbishment. Spacious layout with lounge/diner, kitchen, two bedrooms and bathroom. Great investment opportunity with communal gardens and residents' parking. Ideal for adding value.

### **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/Diner**

Generous dual-aspect living space with plenty of natural light; offers ample room for both seating and dining areas. In need of modernisation.

### **Kitchen**

Fitted units with worktop space and room for appliances. Requires updating, offering scope to redesign to personal taste.

### **Bedroom One**

Good-sized double bedroom with window overlooking the development. Neutral decor; ideal for refurbishment.

### **Bedroom Two**

Comfortable second bedroom suitable as a single, home office, or guest room. Ready for updating.

### **Bathroom**

Three-piece suite including bath with shower over. Tiled walls and vinyl flooring; ideal for upgrading.

### **Outside**

Communal gardens and residents' parking within a well-kept modern block.





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## Cotton Court, River View, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOMS
- GROUND FLOOR

Tenure: Leasehold EPC Rating: C

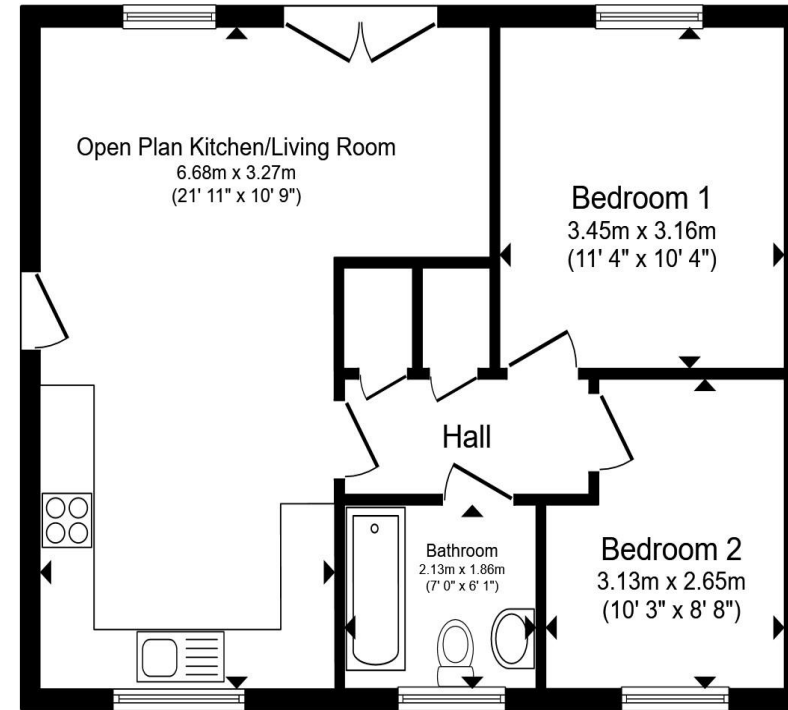
Council Tax Band: C Service Charge: 2600.00

Ground Rent: 245.52

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.

guide price

**£100,000**



Ground Floor

Total floor area 55.1 m<sup>2</sup> (593 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](http://www.propertybox.io)



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Property Ref:  
NMS115847 - 0004

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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.

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