



**Connells**

Bradgate House Billing Road  
Northampton



### Property Description

The property has been beautifully presented and decorated throughout by the current owner to a high standard, making it truly move-in ready. The spacious accommodation begins with a welcoming entrance hall leading to a generous living room, ideal for relaxing or entertaining. The modern fitted kitchen is both stylish and practical, equipped with integrated appliances and ample storage.

Both bedrooms are generous double rooms, with the master benefiting from a sleek en suite shower room. The second bedroom is serviced by a contemporary family bathroom.

Additional benefits include an allocated off-street parking space, a rare and valuable feature in this sought-after location. With approximately 975 years remaining on the lease and no upward chain, this apartment presents an excellent opportunity for first-time buyers or investors seeking a low-maintenance, high-demand property in central Northampton.

Cliftonville is a well-connected neighbourhood offering easy access to local amenities, shops, pubs, and restaurants along Wellingborough Road, as well as excellent transport links into London, Birmingham, and beyond via Northampton Station.



## Entrance Hall

Enter via wooden door to the front aspect. Wall mounted radiator.

## Lounge - Diner

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

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods. Double glazed window to the front aspect.

## Bedroom One

Double glazed window to the front and side aspect. Built in wardrobes. Wall mounted radiator.

## Bedroom Two

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

## Shower Room

Shower cubicle, wash hand basin and low level WC. Double glazed window to the side aspect.

## Parking

One allocated parking space and visitor parking.









Total floor area 68.9 m<sup>2</sup> (741 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)



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:  
 2000.00

Ground Rent:  
 184.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT414900](http://connells.co.uk/Property/NHT414900)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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