

for sale

guide price **£80,000**



Clarendon House Bridge Street Northampton NN1 1NS

Stunning top-floor one-bed apartment in heart of Northampton town centre. Walk to shops, cafés, train station & River Nene. Perfect for professionals. High-demand location.



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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 door to the front aspect. Intercom. Storage cupboard.

Lounge / Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated appliances. Breakfast bar. Electric hob with hood over. Wall mounted radiator. Double glazed french doors to a Juliet balcony.

Bedroom One

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

Bathroom

Bath with shower over, wash hand basin and low level WC.

Parking

Residents can get a parking permit from the council to use in nearby car parks for a fee.

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
NORTHAMPTON NN1 2DA

Property Ref: NHT414877 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3426.00

Ground Rent: 100.00

[view this property online connells.co.uk/Property/NHT414877](https://www.connells.co.uk/Property/NHT414877)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2000. Should you require 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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