



**Flat 2, Duncan Close, Moulton Park Industrial Estate,
Northampton NN3 6WL**

welcome to

Flat 2, Duncan Close, Moulton Park Industrial Estate, Northampton

William H Brown are pleased to offer for sale this very well presented apartment which offers great opportunity for first time buyers or investors. Viewing is highly recommend.



Kitchen/Lounge

14' 4" x 14' 5" (4.37m x 4.39m)

A modern open-plan kitchen and living area with high-gloss units, integrated oven and hob, and space for seating and entertainment. Two windows provide plenty of natural light, and the layout offers a practical space for cooking and relaxing.

Bedroom

9' x 7' (2.74m x 2.13m)

A good-sized double bedroom with two windows, neutral décor, and room for additional furniture. A calm and bright space ideal for restful sleeping.

Bathroom

A contemporary bathroom fitted with a bath and overhead shower, modern tiling, a wall-mounted vanity unit, and a concealed-cistern WC. Clean, stylish, and finished to a high standard.

Entrance

A secure communal entrance leading into the apartment, offering a tidy and well-maintained first impression.



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welcome to

Flat 2 Duncan Close, Moulton Park Industrial Estate Northampton

- Open plan living
- Double bedroom
- No chain
- 110 year lease
- Viewing highly recommend

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2125.78

Ground Rent: 100.00

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.

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NMS115875 - 0002

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.



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