



**Connells**

Alpha House Broad Street  
Northampton



## Property Description

Pleased to present this two bedroom apartment positioned on the second floor of a highly sought-after development in the heart of Northampton town centre. This property boasts modern finishes and open plan living in an unbeatable central location close to train station, bus routes and shopping centres, making this the perfect property for first time buyers, investors or downsizers.

As you enter you are welcomed with a bright spacious hall entrance leading into the open plan kitchen / living area, with natural light filling the room making it the perfect cosy family space. You are supplied two generously sized double bedrooms with double glazed windows to brighten up the room.

Family bathroom with fitted bath/ shower, sink basin and wc. fully tiled and suitable for all with easy access.

As well as this spacious apartment you have also access to the secured underground car park with gated access.

## Open Plan Kitchen / Lounge

Wall and base units. Worksurfaces. Sink and drainer unit. Gas cooker, hob and hood over. Dishwasher. Double glazed window to the rear aspect.

## Bedroom One

Wall mounted radiator. Double glazed window.

## Bedroom Two

Wall mounted radiator. Double glazed window.

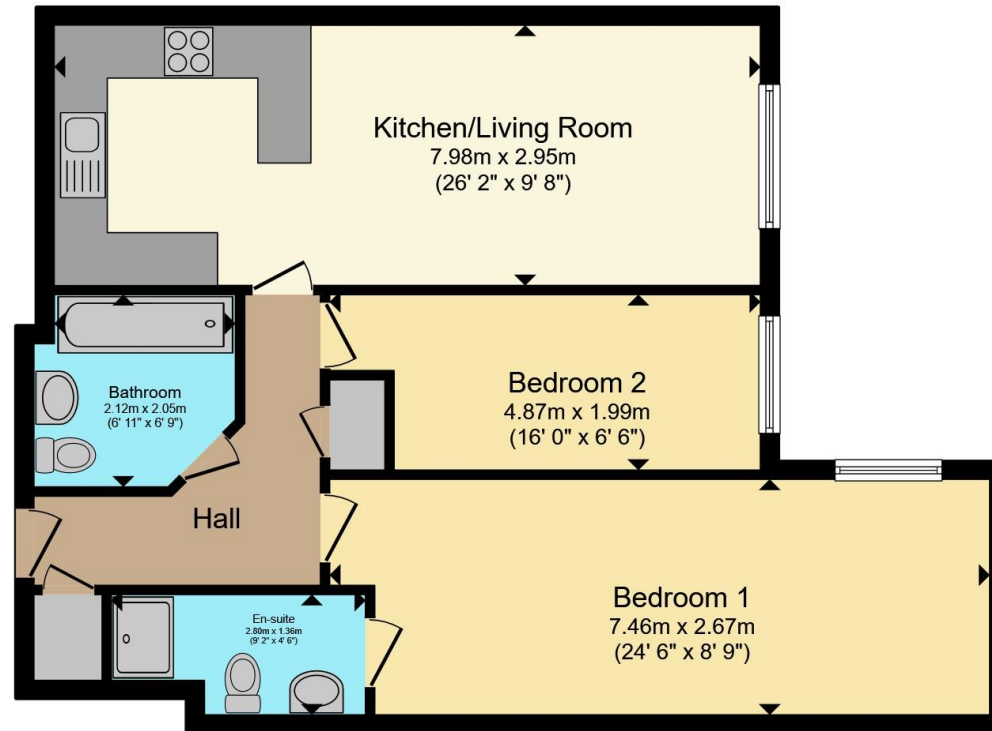
## Bathroom

Panelled bath, wash hand basin and low level WC. Wall mounted radiator.









Total floor area 69.5 m<sup>2</sup> (748 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: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT415153](http://connells.co.uk/Property/NHT415153)**

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.



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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