





Property Description

We are pleased to present this stylish one-bedroom apartment, situated on the fourth floor of a highly sought-after development in the heart of Northampton town centre. Offering modern finishes and contemporary open-plan living, this property enjoys an unbeatable central location within easy reach of the train station, bus routes, shopping centres, and local amenities. It is an ideal opportunity for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed by a bright and spacious hallway leading through to the open-plan kitchen and living area. Filled with natural light, this inviting space provides the perfect setting for both relaxation and entertaining.

The apartment features a generously sized double bedroom with double-glazed windows, creating a comfortable and peaceful retreat. The well-appointed bathroom is fully tiled and fitted with a bath and shower, wash basin, and WC, offering both practicality and convenience.

Further benefits include one allocated parking space, providing added convenience for residents in this central location.

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

Door to the front aspect. Storage cupboard housing tank system.

Lounge / Kitchen / Diner

Double glazed window to the rear aspect. Wall and base units. Sink and drainer unit. Electric hob with oven and hood over. Integrated washing machine and dishwasher. Space for fridge-freezer. Wall mounted electric radiator.

Bedroom One

Double glazed window to the rear aspect. Wall mounted electric radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC. Towel rail.

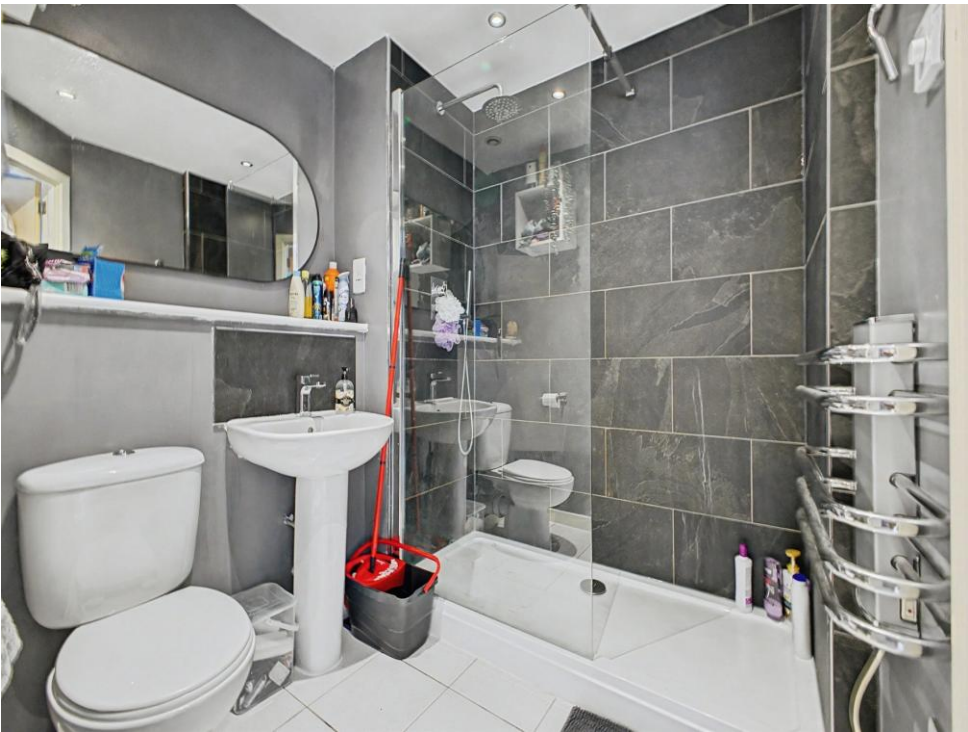
Outside

Communal rear garden.

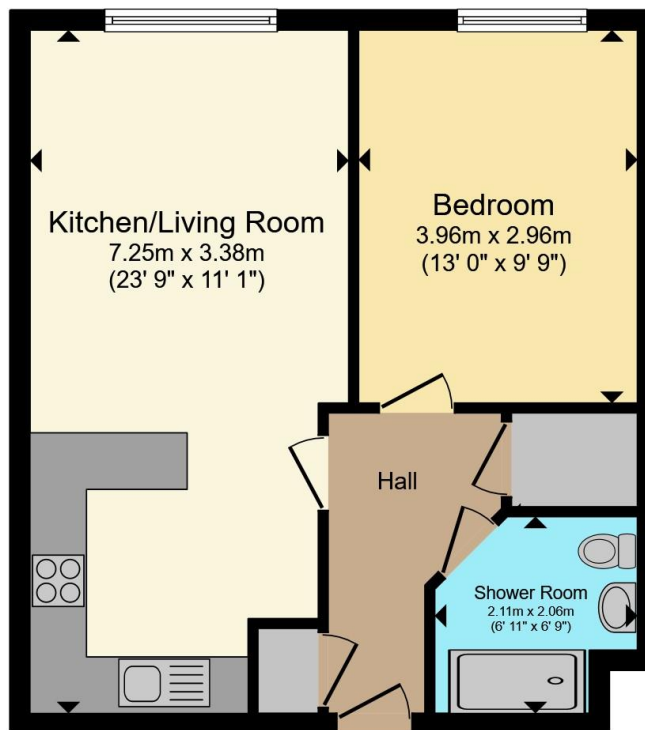
Parking

One allocated space.









Total floor area 46.3 m² (499 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

Connells

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415390

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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