



Connells

Godwin Walk  
Northampton



## Property Description

A well presented, spacious one-bedroom first-floor apartment located in a highly sought-after area of Northampton. Boasting a generous lounge/diner and excellent storage, this property is the perfect opportunity for first-time buyers and buy-to-let investors alike.

Long Description: Connells Estate Agents are delighted to present this well-proportioned, one-bedroom first-floor apartment, situated within a popular residential location in Northampton. Offering a fantastic balance of space and convenience, this home is ideally positioned within close proximity to local amenities and major transport links.

The accommodation is well-presented throughout and briefly comprises an inviting entrance hall featuring a substantial storage cupboard (complete with power points, lighting, and shelving—perfect for a home office nook or utility space). The heart of the home is the spacious lounge/diner, which provides a light and airy environment for relaxing and entertaining. Further accommodation includes a functional kitchen, a comfortable double bedroom, and a modern family bathroom.

Externally, the property benefits from on-street parking and is situated within easy reach of the communal parking area at Godwin Walk. Whether you are looking to take your first step onto the property ladder or seeking a high-yield investment opportunity, this apartment ticks all the right boxes.

## Entrance Hall

Wall mounted radiator. Intercom system.

## Lounge

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

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Gas hob with over. Combi boiler. Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom One

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

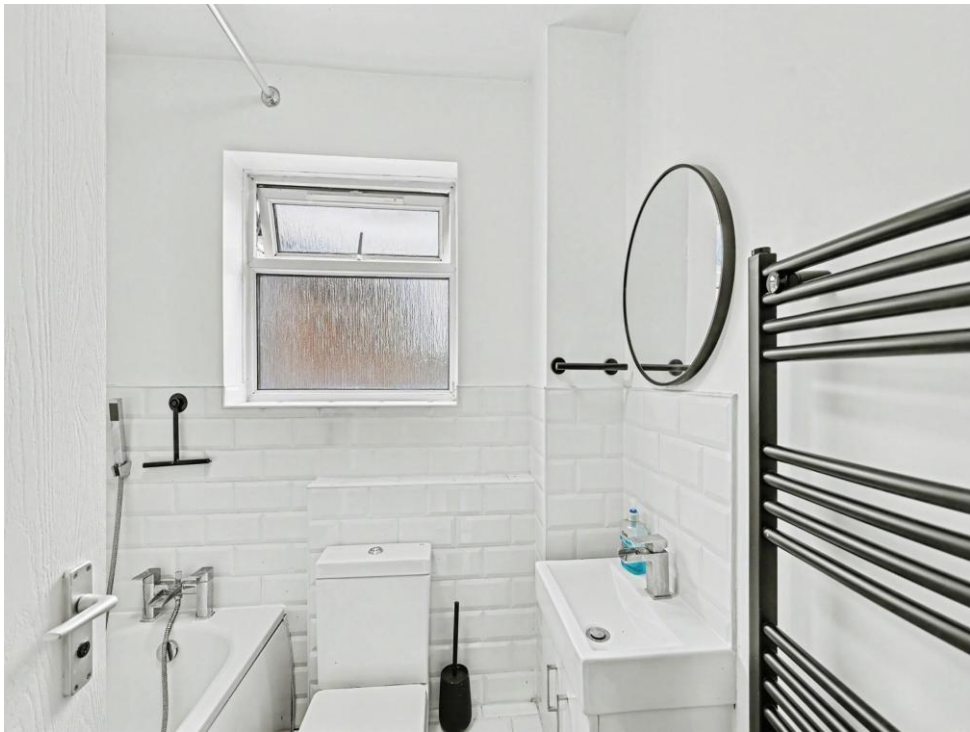
## Bathroom

Bath with shower over, low level WC and wash hand basin. Double glazed window to the rear aspect. Wall mounted radiator.

## Parking

Communal parking.









Total floor area 62.6 m<sup>2</sup> (673 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

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT415397](http://connells.co.uk/Property/NHT415397)**

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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT415397 - 0003