



**Flat 5, The Parade, Northampton NN1 2EA**

**welcome to**

## **Flat 5, The Parade, Northampton**

A well-presented top floor duplex apartment occupying the fourth floor of a prominent Town Centre building, offering spacious and versatile accommodation arranged over two levels.

### **Entrance Hall**

Accessed via the communal staircase, the entrance hall provides space for coats and shoes and houses the internal staircase leading to bathroom the upper level.

### **First Floor Lounge**

A bright and generously proportioned living space, featuring large windows allowing ample natural light. Suitable for a range of furniture layouts and ideal for entertaining or relaxing.

### **Kitchen**

A modern fitted kitchen comprising a range of wall and base units with contrasting worktops. Integrated and freestanding white goods include an oven, hob with extractor, washing machine and space for a fridge/freezer. Finished with tiled splashbacks and contemporary flooring.

### **Bedroom One**

A spacious double bedroom with neutral decor and carpeted flooring. Well-lit and suitable for bedroom furniture and storage

### **Bedroom Two / Study Space**

A spacious double bedroom with neutral decor and carpeted flooring. Well-lit and suitable for bedroom furniture and storage.

### **Bathroom**

A modern bathroom comprising a double shower enclosure, WC and wash hand basin. Finished with tiled flooring, heated towel rail and a window for ventilation. Located upon entry point.

### **Agents Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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## Flat 5, The Parade, Northampton

- Top floor
- Duplex apartment
- Two bedrooms
- Study space
- Local amenities

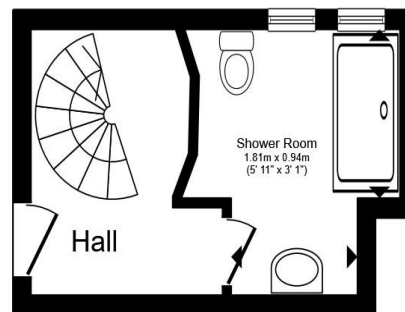
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

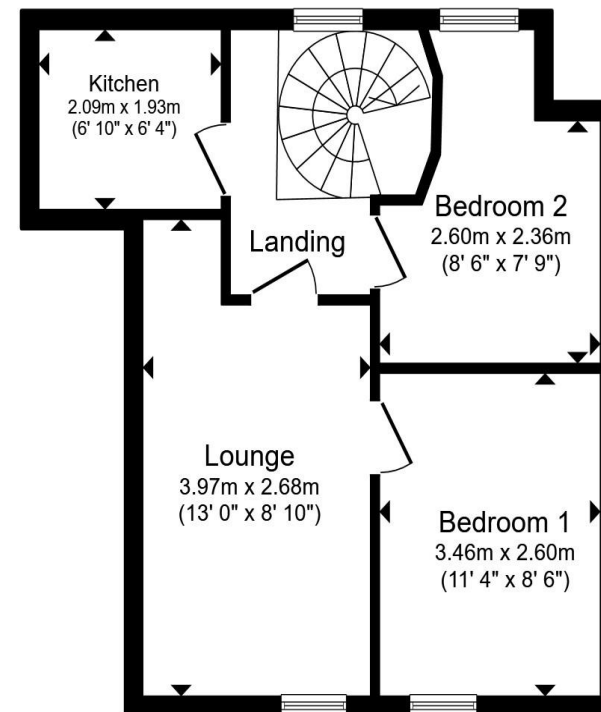
Ground Rent: Ask Agent

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.

# £130,000



Ground Floor



First Floor

Total floor area 51.8 m<sup>2</sup> (558 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)



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Property Ref:  
NMS115961 - 0003

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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