



Connells

West Cotton Close
Northampton



Property Description

Meticulously refurbished throughout and ready for its next owner to simply drop their bags, this fantastic two-bedroom apartment offers modern, low-maintenance living in a highly sought-after central location.

Being sold with no onward chain, this property represents an incredible opportunity for first-time buyers looking to step onto the property ladder, or savvy investors seeking a high-yield, turn-key rental property.

Upon entering, you are welcomed by a bright and airy hallway leading into a spacious, open-plan lounge and diner—the ideal space for relaxing or entertaining. The property benefits from brand-new, plush carpets throughout, creating a warm and contemporary feel.

The heart of the home is the newly installed, sleek modern kitchen, thoughtfully designed with a range of high-gloss units, ample worktop space, and integrated appliances.

Both bedrooms are generous doubles, offering plenty of space for freestanding furniture, and are serviced by a contemporary family bathroom. Further practical benefits include allocated off-road parking.

Location is everything, and this property delivers. Situated just a short stroll from Northampton's vibrant town centre, you have an array of shops, bars, and restaurants right on your doorstep. For commuters and academics alike, the main line railway station and the state-of-the-art University of Northampton campus are also within easy walking distance.

Entrance Hall

Enter via wooden door to the front aspect. Intercom.

Lounge

Two double glazed windows to the front aspect. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods.

Bedroom One

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

En-Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bedroom Two

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

Bathroom

Bath, wash hand basin and low level WC.

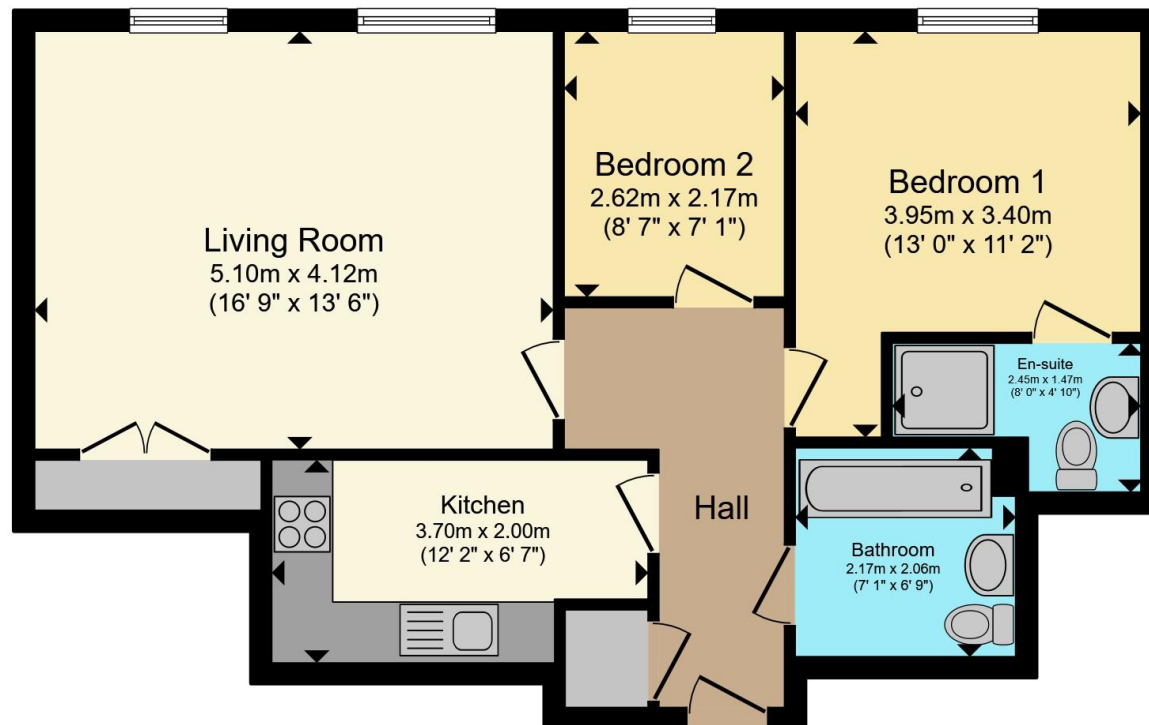
Parking

Allocated parking space.









Total floor area 62.9 m² (677 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: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415524

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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