

for sale

offers in excess of **£125,000**



## Johnson Court Northampton NN4 8GJ

A Stunning Two-Bedroom First Floor Apartment in the Heart of Northampton! Ideally suited for professionals, students, or first-time buyers, this modern, well-presented property offers easy access to the town centre, train station, and Waterside University Campus. Open-plan living, allocated parking.

# Johnson Court Northampton NN4 8GJ

## Entrance Hall

Enter via wooden fire door to the front aspect. Intercom.

## Kitchen / Lounge / Diner

Wall and base units. Worskurafces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Breakfast bar. Tow storage cupboards. Double glazed window and double glazed Juliet balcony door to the rear aspect.

## Bedroom One

Double glazed Juliet balcony to the front aspect. Built in wardrobe. Wall mounted radiator.

## Bedroom Two

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

## Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator.











## Floor Plan

Total floor area 55.0 m<sup>2</sup> (592 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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6 Wood Hill  
NORTHAMPTON NN1 2DA

Property Ref: NHT414918 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1540.76

Ground Rent: 35.00

**view this property online**

**[connells.co.uk/Property/NHT414918](http://connells.co.uk/Property/NHT414918)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require 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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