



**Connells**

Chaucer Street  
Northampton



### Property Description

This bright, well-presented two-bedroom apartment enjoys a coveted first-floor position and benefits from a private front entrance leading onto a generous hallway. From here, a set of stairs takes you to the heart of the home an open-plan living and dining area that is flooded with natural light through large double-glazed windows, perfect for morning coffee or evening drinks.

The apartment features two spacious double-glazed bedrooms, each with built-in wardrobes and ample floor-space, offering the flexibility to create a master suite, home office, or guest room. The modern family bathroom boasts sleek tiling, a sleek vanity unit and a full-size white suite with shower over-bath. Further benefits include allocated parking, attic room and the added bonus of no upper chain.

### Entrance Hall

Enter via double glazed door. Stairs leading up to first floor maisonette. Enter via wooden fire door.

### Lounge / Kitchen / Diner

Wall and base units Worksurfaces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Two double glazed windows to the front aspect. Wall mounted radiator. Storage cupboard. TV point.



## Bedroom One

Double glazed window to the rear aspect. Built in wardrobes. Wall mounted radiator.

## Bedroom Two

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

## Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.









Total floor area 59.3 m<sup>2</sup> (639 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)

**Connells**

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1097.56

Ground Rent:  
 225.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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