



**Connells**

St. Andrews Road  
Northampton



## Property Description

Step inside to discover a generously proportioned and beautifully maintained interior. The heart of the home is the fantastic open-plan kitchen/diner and living space, perfect for entertaining or simply relaxing. This bright and airy area boasts a contemporary feel, seamlessly blending functionality with comfort. The apartment further benefits from two genuine double bedrooms, providing ample space for residents or guests, complemented by a well-appointed family bathroom.

A significant advantage of this property is the invaluable allocated parking space, securely located within a gated area to the rear. This provides peace of mind and convenience, a rare and highly sought-after feature for apartment living in this prime location. Offering a sophisticated lifestyle in a prime location with the added benefit of secure parking, this apartment truly stands out from the crowd. An early viewing is highly recommended to fully appreciate the quality, space, and convenience on offer. Don't miss the opportunity to make this fantastic property your new home!

## Entrance Hall

Enter via door to the front aspect. Wall mounted radiator. Storage cupboard.

## Lounge / Kitchen

16' x 23' 1" ( 4.88m x 7.04m )

Two double glazed windows to the front aspect.

Wall and base units. Sink and drainer unit. Integrated oven, hob and hood over. Integrated appliances.

## Bedroom One

12' 7" x 8' 6" ( 3.84m x 2.59m )

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



## Bedroom Two

12' 9" x 7' 5" ( 3.89m x 2.26m )

Double glazed window to the rear aspect.

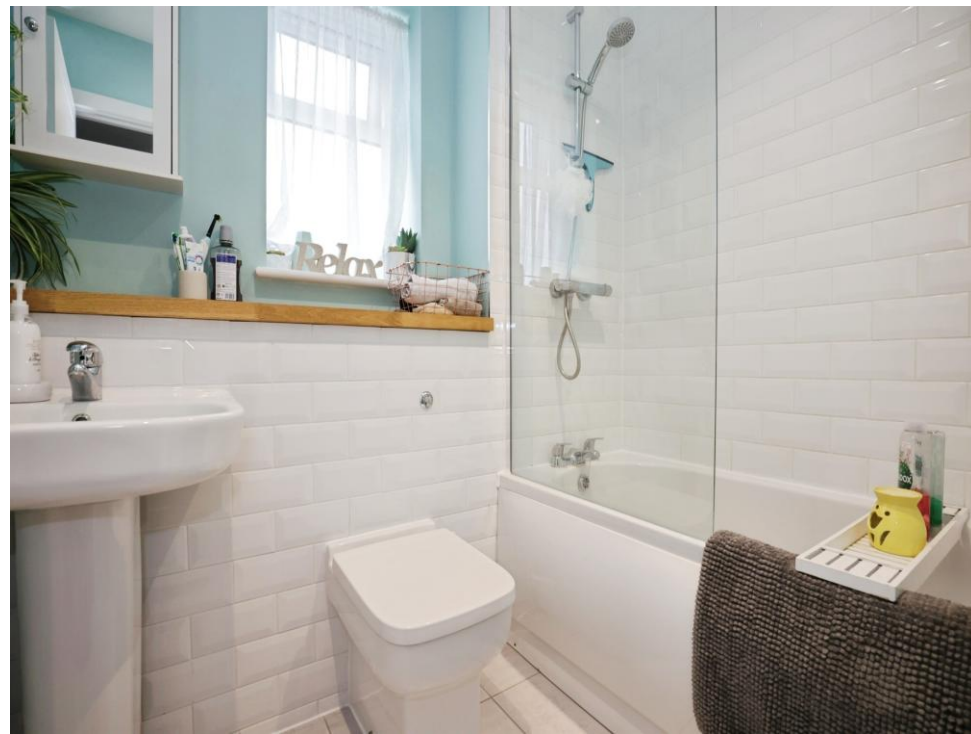
## Bathroom

Bath with shower over, wash hand basin and low level WC. Towel rail. Double glazed window to the side aspect.

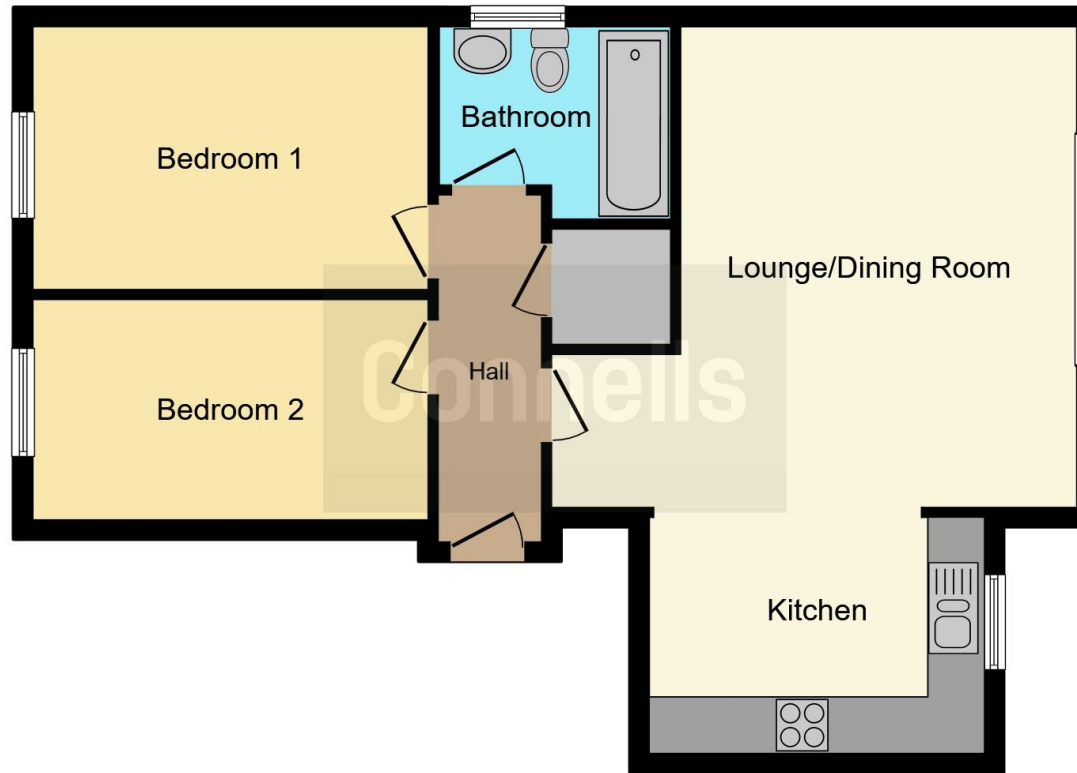
## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









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.focalagent.com](http://www.focalagent.com)

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: B

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT414628](http://connells.co.uk/Property/NHT414628)**

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.



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