

for sale

£120,000



Henry Bird Way Northampton NN4 8GL

Connells are delighted to present this lovely, modern one-bedroom apartment in the ever-popular Southbridge area of Northampton (NN4). This property offers an excellent location, being within easy walking distance of Northampton Town Centre, Northampton Train Station, and Northampton University.

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Entrance Hall

Enter via wooden door to the front aspect. Fuse board. Wall mounted radiator.

Lounge / Kitchen / Diner

10' 6" x 19' 6" (3.20m x 5.94m)

Wall and base units Worksurface. Sink and drainer unit. Gas hob with hood over. Space for white goods and tall fridge-freezer. Wall mounted radiator. Double glazed window to the rear aspect.

Bedroom One

13' 7" x 10' 3" (4.14m x 3.12m)

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

Bathroom

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

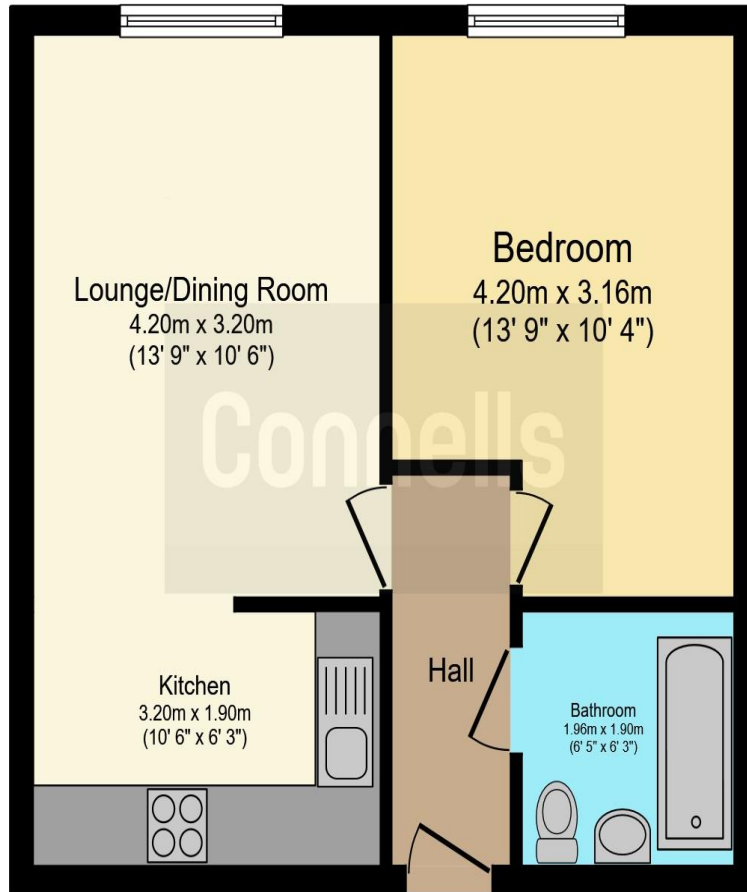
Parking

One allocated parking space.









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

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

Property Ref: NHT413858 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 599.00

Ground Rent: 195.00

[view this property online connells.co.uk/Property/NHT413858](http://connells.co.uk/Property/NHT413858)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 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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