

West Cotton Close

Southbridge, Northampton

oriordanbond
SALES & LETTINGS









West Cotton Close

Southbridge

NN4 8BY

OFFERS OVER £130,000

This immaculately presented two bedroom, two bathroom first floor apartment is offered for sale in the very popular area of Southbridge, part of NN4.

The accommodation comprises entrance hall with doors to all rooms, sitting/dining room with door to balcony overlooking the canal, fitted kitchen with built-in appliances, bedroom one with ensuite shower room, bedroom two with views over the canal and a bathroom suite. Benefits include uPVC double glazing, electric radiator heating and an allocated parking space. (B/699/-)

Leasehold Information: Years remaining - 104 years (as of 2026) / Ground Rent & Service Charge - £2320 per annum (combined) / Water bills are included in the service charge

Additional information

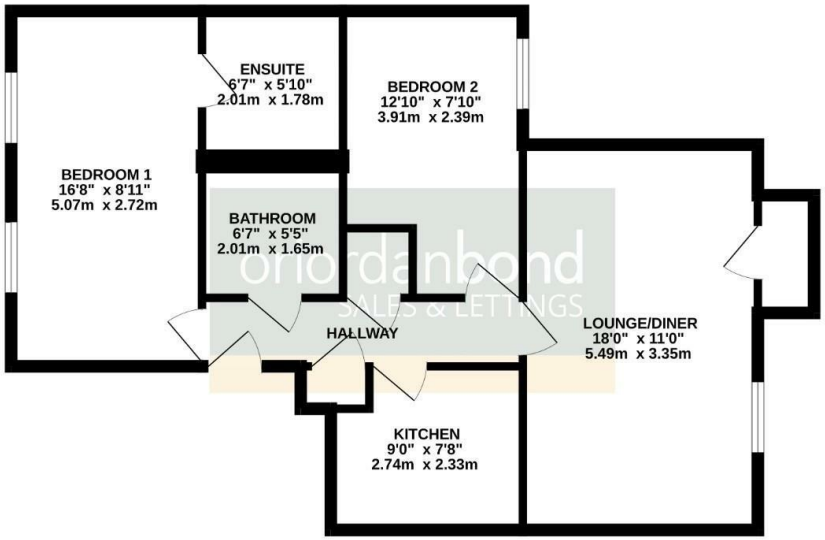
- Council Tax Band: C
- Energy Efficiency Rating: D

Viewing
Viewing strictly by appointment – details below

Disclaimer
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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FIRST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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