



**Connells**

Galliard Court Baronson Gardens  
Northampton



## Property Description

Located within the well-positioned Galliard Court development, this refurbished one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike.

Offered to the market vacant and with no onward chain, the property is ready for immediate occupation.

The accommodation comprises an entrance hall leading through to a bright and spacious open plan kitchen / living area, providing ample room for both seating and dining. The generous double bedroom provides comfortable accommodation with space for additional furniture or storage. The bathroom has also been updated and finished in a modern style.

Being positioned on the ground floor offers easy accessibility and convenience, making the property particularly appealing to a wide range of purchasers. The apartment further benefits from refurbished décor throughout, double glazing, electric heating and parking directly outside.

Galliard Court is conveniently located close to Northampton town centre, local amenities, transport links and Northampton railway station, offering direct routes into London Euston and Birmingham. The property also provides excellent access to major road networks including the A45 and M1 motorway.

An ideal turnkey property offering low-maintenance living in a convenient central location.

## Entrance Hallway

UPVC door to exit. Electric heater.

## Open Plan Kitchen/ Lounge

UPVC Double glazed window to rear. Fitted kitchen comprising wall and base units, space for appliances and ceramic hob. Circular stainless steel sink and drainer. Electric heater. Carpet flooring.

## Bedroom 1

UPVC Double glazed window to front, Electric heater.

## Bathroom

Three piece white suite comprising paneled bath, wash hand basin and WC. UPVC double glazed window to side. Electric heater.

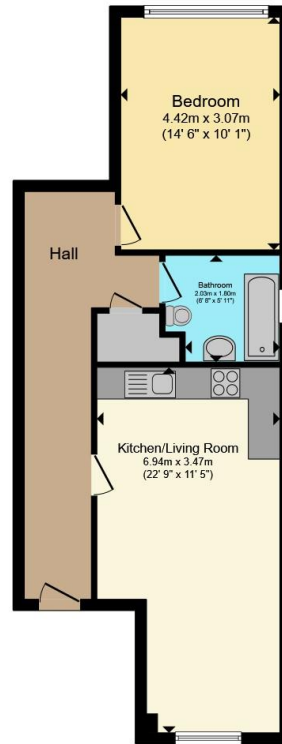
## Outside

1 allocated parking space









Total floor area 53.9 m<sup>2</sup> (580 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)



To view this property please contact Connells on

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: E Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT415280](http://connells.co.uk/Property/NHT415280)**

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.



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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