



**Connells**

Nelson Hall Leicester Street  
Northampton



## Property Description

Step into a bright and airy open-plan living space, designed for modern living. The heart of the home boasts dual aspect Juliet balconies, bathing the lounge in natural light and offering delightful views over the picturesque Racecourse Park – a perfect spot to relax and unwind. The contemporary kitchen is well-appointed with integrated appliances, seamlessly blending style and functionality.

The accommodation comprises two well-proportioned double bedrooms. The master bedroom is a particular highlight, benefiting from built-in wardrobes for ample storage and its own private Juliet balcony, offering a tranquil escape with those captivating park views.

A unique and highly desirable feature of this apartment is the versatile mezzanine floor. This fantastic space offers endless possibilities, whether you envision a dedicated home office for productive workdays, a cosy reading nook, or an occasional guest bedroom.

The property is further enhanced by a modern family bathroom, featuring a stylish three-piece suite.

Externally, residents can enjoy the immediate proximity of Racecourse Park, perfect for leisurely walks and outdoor pursuits. Practicality is assured with sheltered, allocated parking provided under a convenient carport.

This turn-key property effortlessly combines modern comforts with character and an enviable location. Don't miss the opportunity to view this outstanding apartment – it's sure to generate significant interest!



## Kitchen / Lounge / Diner

Wall and base units. Worksurfaces. sink and drainer unit. Electric hob with hood over. Integrated dishwasher and washing machine. Space for white goods and American style fridge-freezer. Double glazed french doors to the front aspect. Double glazed window to the side aspect. Wall mounted radiator.

## Mezzanine

Suspended Mezzanine floor. Stairs up. Wall mounted radiator. TV point.

## Bedroom One

Double glazed french doors to the side aspect. Built in wardrobe. Wall mounted radiator.

## Bedroom Two

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

## Bathroom

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

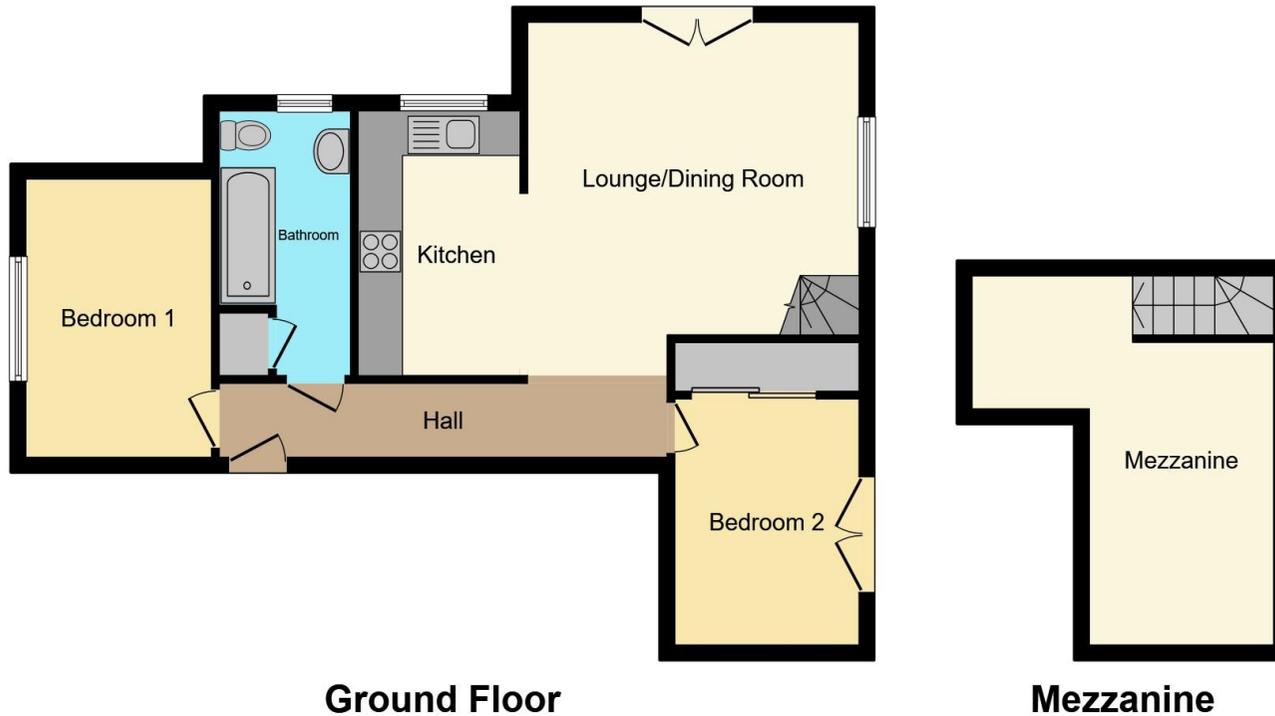
## Outside

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.propertybox.io](http://www.propertybox.io)

**Connells**

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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Property Ref: NHT414763 - 0007