



**Connells**

Alpha House Broad Street  
Northampton



## Property Description

As you step inside, you will be greeted by a spacious entrance hall leading on a generous sized open plan living space that is perfect for both relaxing and entertaining. The living area boasts plenty of natural light, creating a bright and inviting atmosphere.

The apartment also features two generously sized bedrooms. The master bedroom benefits from an ensuite bathroom, providing added convenience and privacy. Additionally, there is also a family bathroom.

Overall, this property is the perfect choice for those seeking a spacious and conveniently located apartment in Northampton.

## Entrance Hall

Enter via fire door to the front aspect. Wall mounted electric radiator, Storage cupboard with fuse board. hot water tank and intercom.

## Lounge / Kitchen / Diner

23' 10" x 11' 2" ( 7.26m x 3.40m )

Wall and base units. Worksurfaces with sink and drainer unit. Electric hob, oven and hood over. Integrated washing machine. Space for fridge-freezer. Electric radiator. Double glazed window to the front aspect.

## Bedroom One

16' 10" x 8' 10" ( 5.13m x 2.69m )

Double glazed window to the front aspect. Electric radiator.

## En-Suite

Wash hand basin and low level WC. Shower cubicle. Electric radiator.

## Bedroom Two

13' 3" x 8' 6" ( 4.04m x 2.59m )

Double glazed window to the front aspect. Electric radiator.

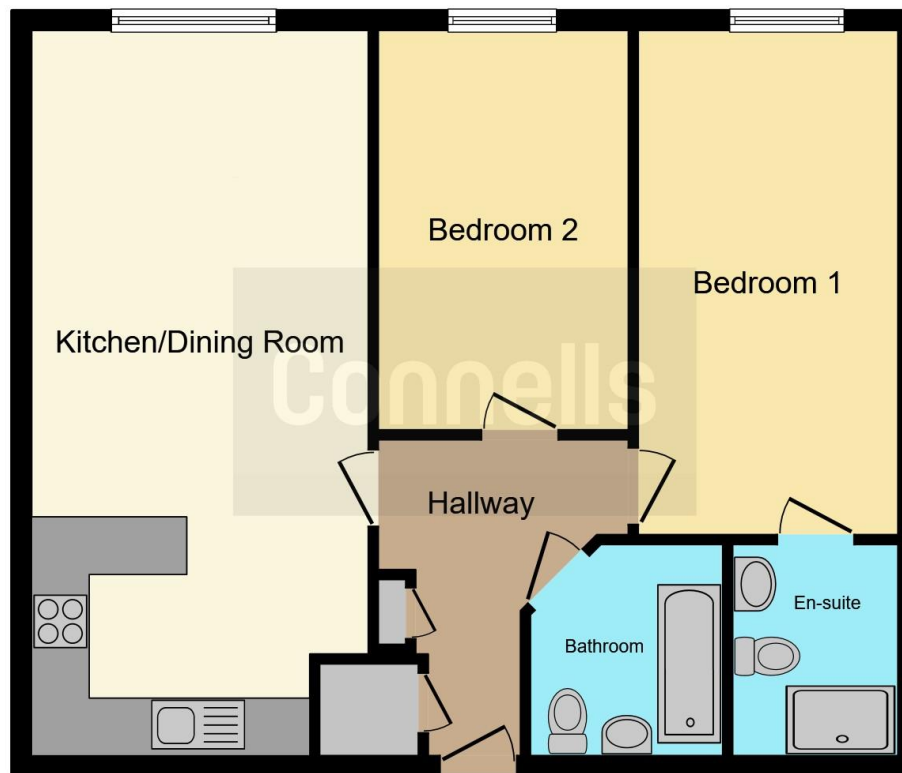
## Bathroom

Bath with shower over, wash hand basin and low level WC. Towel rail radiator.









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: C Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT413561](http://connells.co.uk/Property/NHT413561)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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