



Connells

Hamilton House, Palmerston Road
Northampton

Hamilton House, Palmerston Road Northampton NN1 5EZ

for sale
£120,000



Property Description

Connells are delighted to welcome to the market this fantastic two-double-bedroom duplex flat, offered to the market with NO ONWARD CHAIN.

Positioned over two floors to offer a unique and spacious layout, this property represents an incredible opportunity to step onto the property ladder or add a high-demand rental to your portfolio.

Accommodation Overview: Internally, the property is accessed via the ground floor, which hosts two well-proportioned double bedrooms and a modern family bathroom. Stairs lead down to the heart of the home a generous, open-plan living, kitchen, and dining area designed perfectly for modern living and entertaining. Further benefits include full UPVC double glazing and efficient gas central heating throughout.

Externally: The property boasts secure, gated access leading to allocated off-road parking—a rare and highly sought-after feature for this style of property.

Entrance Hall

Enter via wooden door to the front aspect.

Lounge

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

Kitchen/Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated fridge-freezer and dishwasher. Double glazed window to the rear aspect. TV and BT point. Wall mounted radiator.

Bedroom One

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

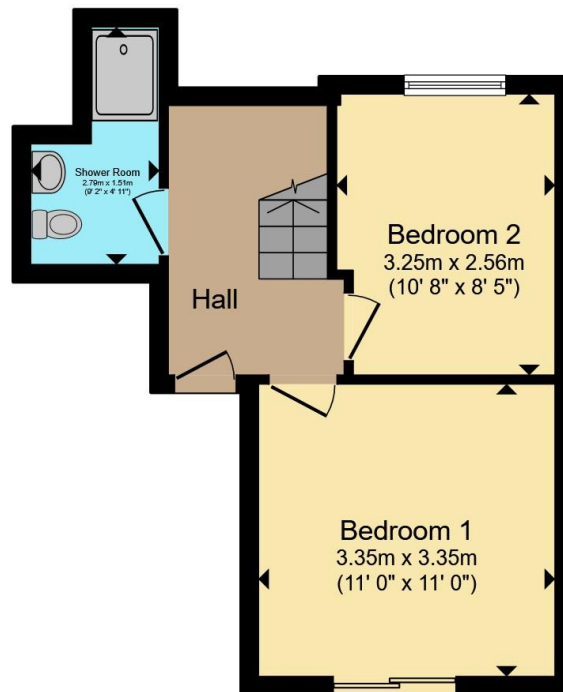
Bathroom

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

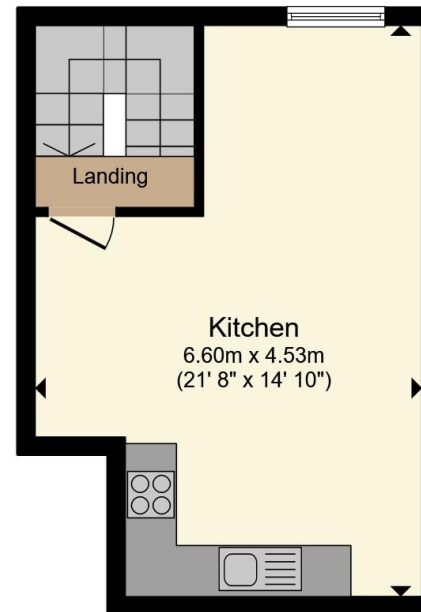








Ground Floor



First Floor

Total floor area 58.8 m² (632 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

Connells

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415458

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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