

Connells

West Cotton Close
Northampton

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Northampton NN4 8BY

for sale guide price
£125,000







Property Description

SOLD WITH NO ONWARD CHAIN – PRIME RIVERSIDE LIVING – GROUND FLOOR APARTMENT WITH ALLOCATED PARKING

Offering an exceptional opportunity for first-time buyers, downsizers, or savvy buy-to-let investors, this stylish two-bedroom ground floor apartment combines modern comfort with a highly desirable, ultra-convenient location.

Set within a popular modern-build development in the sought-after Southbridge area, the property boasts peaceful river views that can be enjoyed right from your window. Being situated on the ground floor, the property offers ease of access and is presented in fantastic condition throughout.

The Accommodation: Upon entering the property, you are welcomed by a practical entrance hall leading into a bright and airy, open-plan lounge/diner—the perfect space for relaxing or entertaining while taking in the pleasant views outside. Adjacent is a contemporary fitted kitchen featuring a range of modern units and integrated appliances.

The apartment boasts two well-proportioned bedrooms, with the master bedroom further benefitting from its own private en-suite shower room. A modern, three-piece main family bathroom services the second bedroom and guests.

Outside: Externally, the development benefits from well-maintained communal areas and, crucially, allocated parking for residents.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter via door to the front aspect. Storage cupboard. Intercom.

Living Room/Lounge/Diner

A large sized lounge/living room with double glazed window to the rear aspect. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods.

Bedroom One

A good sized bedroom with double glazed window to the front aspect.

Bedroom Two (master)

A bigger sized bedroom with double glazed window to the front aspect. Built in wardrobes. Wall mounted radiator.

En Suite

wash hand basin and low level WC. Double glazed window to the front aspect.

Bathroom

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

















Total floor area 66.1 m² (712 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

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6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415563

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.