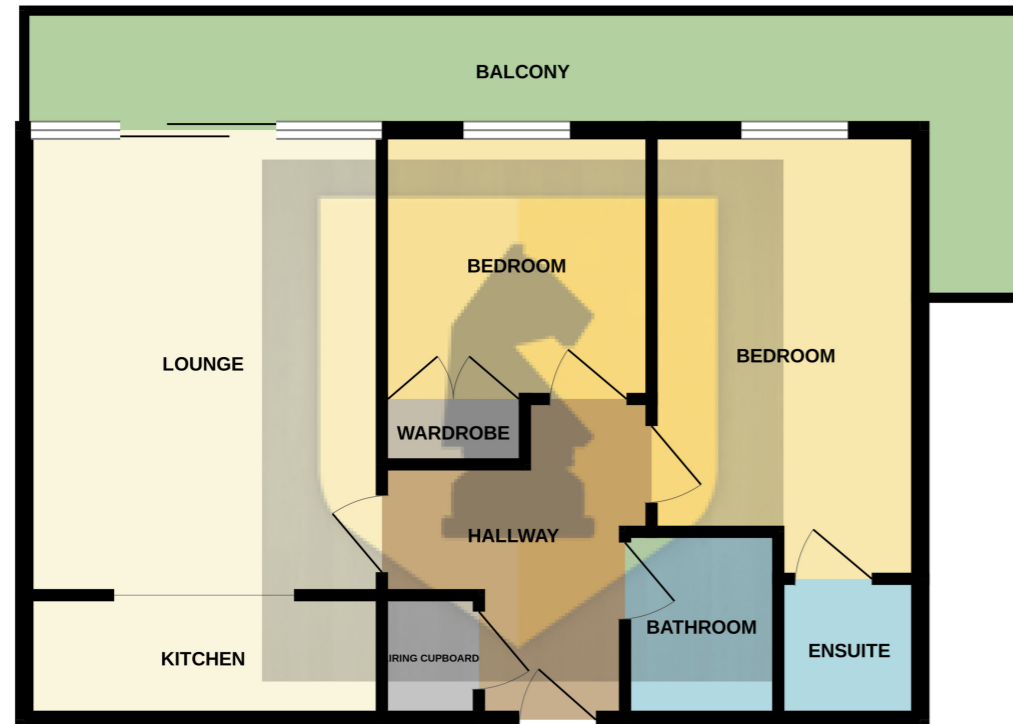


Make the right move!

GROUND FLOOR



NORTHAMPTON HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Flat 401 Northampton House, Wellington Street, Northampton. NN1 3NA.

£85,000 Leasehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.

Edward Knight Estate Agents are delighted to offer for sale this well presented two bedroom apartment situated on Wellington Street in the Heart of Northampton Town centre, within walking distance to both Hospital and Train Station. This well-presented and spacious apartment is situated on the 4th floor with benefits including two double bedrooms, spacious lounge, balcony and allocated parking. The property comprises of an entrance hall, open-plan kitchen/living area with access to a balcony, primary bedroom with ensuite shower room and fitted wardrobe, a further bedroom with fitted wardrobe, bathroom complete suite. The property comes with underground secured parking, double glazing, well-maintained electric heating and 24-hour gym access.

Hallway

Airing cupboard. Doors into:

Living Room

Double glazed windows. Double glazed sliding doors leading out to a large balcony. Radiator. Opening into:

Kitchen

Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted hob. Integrated washing machine and fridge/freezer.

Bedroom One

Double glazed window. Radiator. Built in wardrobes.

En suite

Three piece suite comprising: Low flush Wc. Wash hand basin. Enclosed shower cubicle. Radiator.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe.

Bathroom

Three piece suite comprising: low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

Agent Notes

There is approximately around 101 years remaining on the lease
Service charge- £1902 Per Annum
Ground Rent - £375 Per Annum

Auctioneer Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

