



26 BROOKS CLOSE
WOOTTON FIELDS | NORTHAMPTON
£120,000 LEASEHOLD



-  sales
-  lettings
-  town & country

26 Brooks Close | Wootton Fields | Northampton | NN4 6FH

Situated within this sought after location is this one bedroom GROUND FLOOR apartment being close to many amenities, good schools and easy access to the motorway. The apartment would make an ideal first time purchase or rental investment. The accommodation comprises entrance hall, open plan lounge/kitchen with built in oven and hob, double bedroom and shower room. Externally there is an allocated parking space. The apartment is all electric. No chain. Council tax band A. Current service charge £952. Lease commenced 1st January 2006 for a term of 150 years.

A one bedroom ground floor apartment | Re-fitted kitchen with built in appliances | All electric |

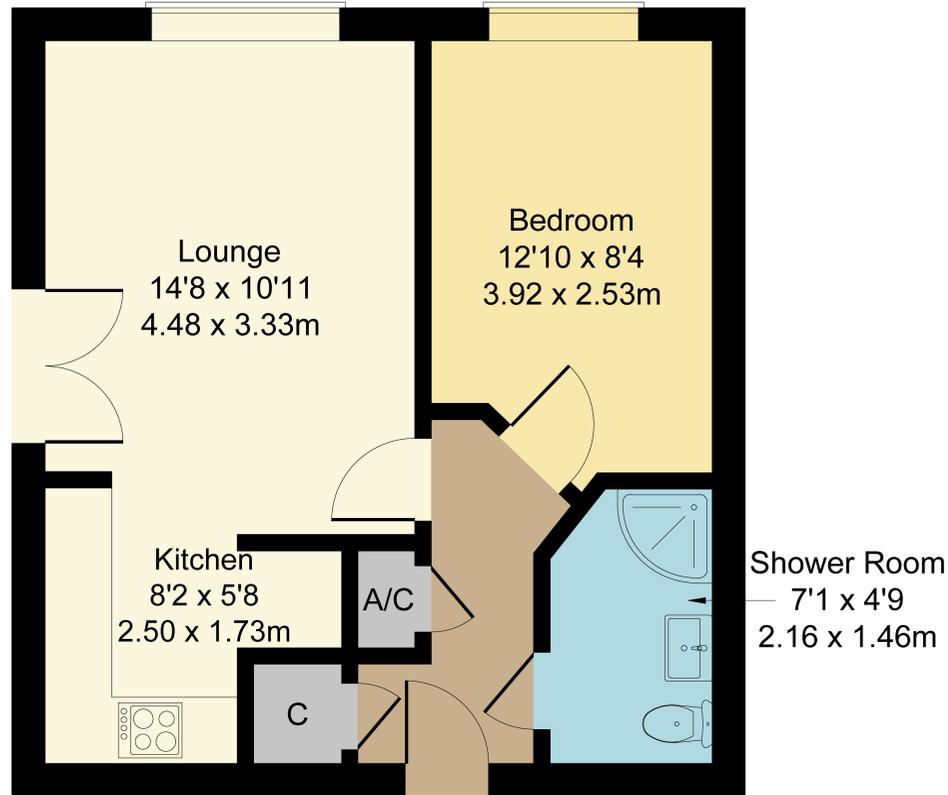


Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



26 Brooks Close

Approximate Gross Internal Area
420 sq ft - 39 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.