



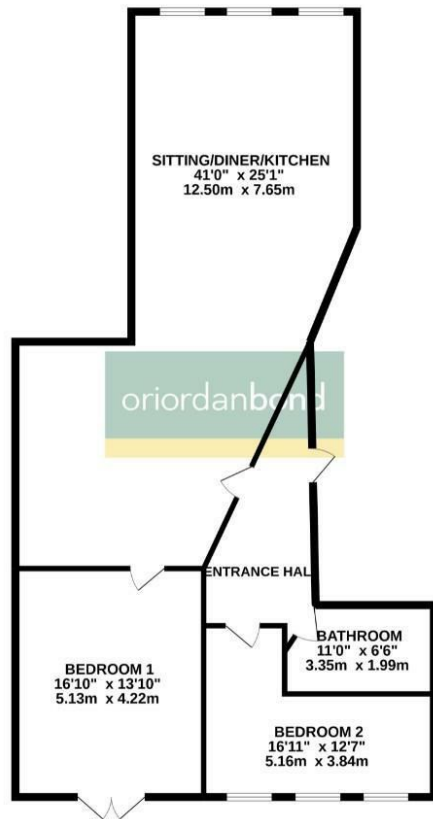
# Flat 2 Spencer Warehouse Spencer Road

The Mounts, Northampton

oriordanbond



GROUND FLOOR  
1722 sq.ft. (160.0 sq.m.) approx.



TOTAL FLOOR AREA : 1722sq.ft. (160.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metrepro 12/2022

## Flat 2 Spencer Warehouse Spencer Road

The Mounts

Northampton NN1 3LR

OFFERS OVER £225,000

Offered for sale with no onward chain is this incredibly spacious factory style ground floor apartment, situated just a short walk to the town centre, providing easy access to the train station along with the local theatres, bars, restaurants and amenities.

With over 1700 sq. ft. of internal accommodation, the apartment comprises communal security phone entrance, entrance hall, open plan sitting/diner/kitchen with built-in appliances, two double bedrooms and a large bathroom with separate shower cubicle. Additional benefits include gas radiator heating, double glazed factory style windows, hard wood floors, gloss block features, exposed brick walls, small outside courtyard and secure parking behind electric remote control gates. (B/1722/-)

LEASEHOLD INFORMATION - Lease Remaining - 80 years / Ground Rent - TBC / Service Charge - TBC

### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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