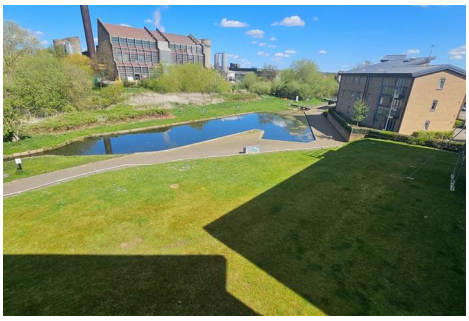
46 West Cotton Close
River View
NORTHAMPTON
NN4 8BY

£139,995



- SECOND FLOOR APARTMENT
- MASTER WITH EN SUITE
- RADIATOR HEATING
- ONE ALLOCATED PARKING SPACE
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- COMMUNAL GARDENS
- ENERGY EFFICIENCY RATING: C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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Horts Estate Agents are now in receipt of an offer for the sum of £135,000for (46 West Cotton Court). Anyone wishing to place an offer on this property should contact Horts Estate Agent 1 Guildhall Road, Northampton NN1 1DP before exchange of contracts.

Nestled in the charming area of West Cotton Close, Northampton, this delightful flat offers a unique opportunity for those seeking a serene living environment with picturesque views. The property boasts a stunning vista of the River Nene, providing a tranquil backdrop that enhances the overall appeal of the home.

With no chain involved, this flat presents a seamless transition for potential buyers, allowing for a swift move-in process. The location is not only convenient but also rich in natural beauty, making it an ideal choice for individuals or families who appreciate the outdoors and the calming presence of water.

This flat is perfect for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Embrace the opportunity to make this flat your new home and enjoy the splendid views of the River Nene from the comfort of your own living space.

Ground Floor

Entrance Hall
Communal entrance hall, security entry code system, stairs to all floors.

Second Floor

Apartment Entrance Hall
Radiator, built in storage cupboard, doors to:

Lounge
16'7" x 13'8" (5.08 x 4.17)
Radiators, two UPVC double glazed windows to rear, large storage cupboard, TV point.

Kitchen
12'3" x 6'10" (3.75 x 2.09)
Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboard with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob, built in electric oven, plumbing for automatic washing machine, tiled flooring.

Bedroom One
12'10" x 11'0" (3.92 x 3.36)
Radiator, UPVC double glazed window to rear, door to:

En Suite Shower Room
Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator.

Agents Notes
Service Charges: TBC
Ground Rent: £125 per year
Remaining Years Left on Lease: 130 years
Council Tax Band: C

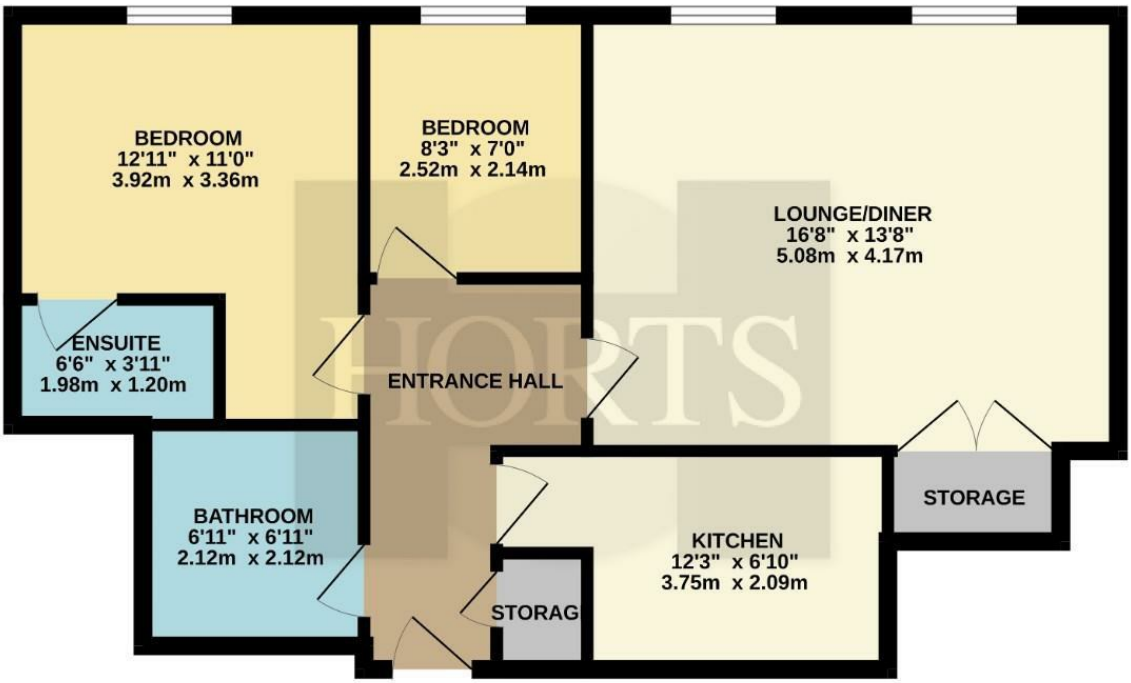
Bedroom Two
8'3" x 7'0" (2.52 x 2.14)
Radiator, UPVC double glazed window to rear.

Communal Gardens
Communal bin shed, communal bike shed, allocated parking space for one car.

Externally

Family Bathroom
Suite comprising bath unit, hand wash basin, low level W/C, radiator, tiled splash areas.

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

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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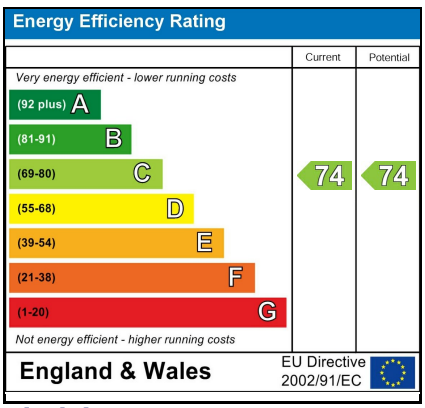

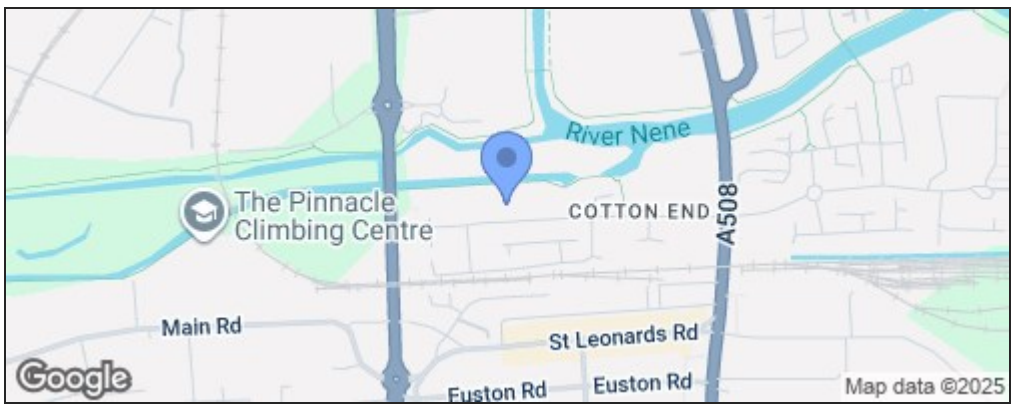

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.