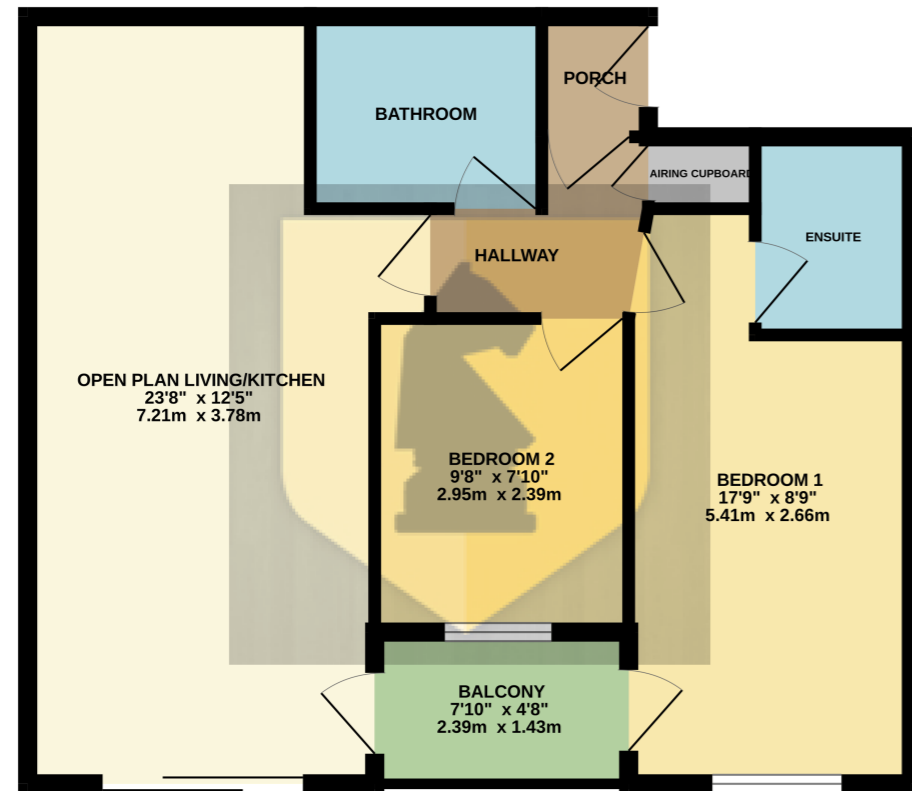


Make the right move!

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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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Flat 15, 27 Henry Bird Way, Northampton. NN4 8GE.

£165,000 Leasehold

A well-presented top-floor apartment offering 578 sq ft of modern living space, positioned in the sought-after riverside development on Henry Bird Way. This two-bedroom, two-bathroom home enjoys excellent natural light, open views and easy access to the town centre, hospital and university — ideal for first-time buyers, young professionals or investors. The property features a bright open-plan living/kitchen area, complete with a private balcony overlooking the River Nene and an additional Juliet balcony. There are two well-proportioned bedrooms, including a main bedroom with en-suite, plus a modern family bathroom. Further benefits include allocated parking, secure entry system, and convenient access to shops, restaurants, green spaces and walking routes along the river. With a recently adjusted asking price and a location that offers both lifestyle and convenience, internal viewing is strongly recommended.

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.

Tel: 01604 632433

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Porch

Enter via door to the front aspect. Electric storage heater.

Hallway

Door to the side aspect. Storage cupboard. Access to loft space.

Open Plan Living

10' 8" max x 14' 10" (3.25m max x 4.52m) Double glazed patio doors leading to a Juliet balcony. Apex double glazed window to the rear aspect. High vaulted ceiling. Electric storage heater. Door leading on to the balcony.

Kitchen Area

8' 9" x 8' 8" (2.67m x 2.64m) Fitted modern kitchen comprising a range of wall and base level units including pull out larder. Worksurface with sink unit. Electric oven and hob with cooker hood over. Plumbing and space for washing machine. Integrated fridge-freezer.

Bedroom One

9' max x 16' 10" (2.74m max x 5.13m) Double glazed window to the rear aspect. Electric storage heater. Door leading to the balcony. Door leading to the en suite

En Suite

Three piece suite comprising: Low flush Wc. Enclosed shower cubicle and a wash hand basin. Tiling to splashback areas. Extractor fan. Electric heater.

Bedroom Two

7' 10" x 9' 8" (2.39m x 2.95m) Double glazed window to the rear aspect. Electric storage radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Panelled bath. Pedestal wash hand basin. Extractor fan. Tiling to splashback areas. Electric heater.

Externally

Balcony

Overlooking the River Nene.

Parking

One allocated space and visitor permit.

