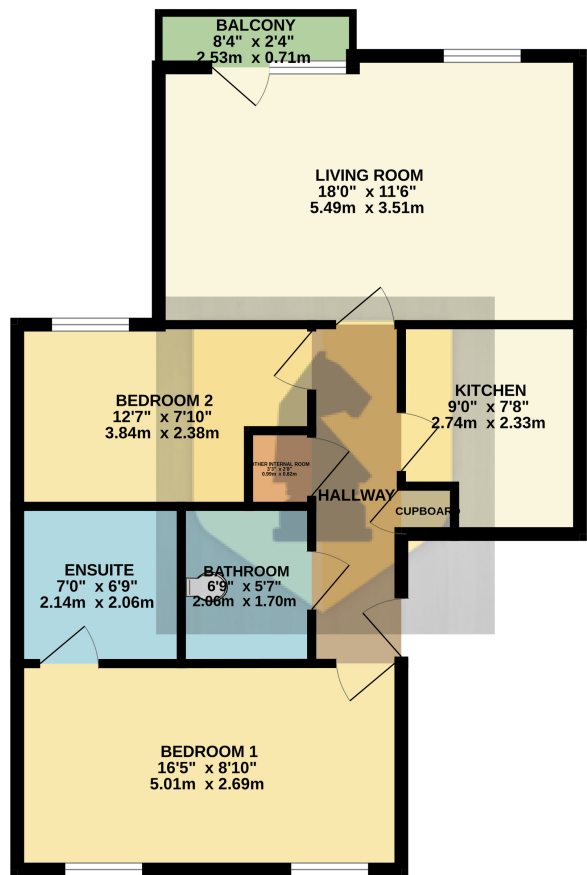


Make the right move!



GROUND FLOOR



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.



**182 West Cotton Close, Riverside Wharf,  
Northampton. NN4 8BY.**

**£165,000 Not Applicable**

Edward Knight Estate Agents are delighted to bring this 2 bed apartment with balcony canal views to the market. This centrally located apartment offers easy access to both the train and bus station; close to the university and hospital, all whilst providing a placid living space. In brief, this second floor apartment comprises of: A hallway with two cupboards, two large double bedrooms (one with en-suite), a large living and dining space with balcony, kitchen, and a family bathroom. (Photos taken pre-tenancy)

**\*\*The property can be sold with the tenants in situ (paying £1000pcm) or vacant.**



