

Make the right move!



**Flat 8, 40-42 Derngate,, Northampton,,
Northamptonshire. NN1 1UH.**

£165,000 Leasehold

Edward Knight Estate Agents are delighted to offer for sale this two bedroom top floor apartment with a modern interior situated in the desirable "Cultural Quarter" in the heart of Northampton town centre. The property is located just a short walk away from Northampton General Hospital, the university campus and train station. The accommodation briefly comprises entrance hall, open plan lounge & kitchen, two bedrooms and family bathroom, Juliet balcony. This charming apartment makes an ideal letting or first time purchase opportunity and is offered in excellent order throughout

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.

Entrance Hall

Front Door. Built in storage cupboards. Doors to all rooms.
Intercom entry system with camera. Loft hatch.

Lounge/Kitchen

18' 7" x 11' 1" (5.66m x 3.38m) Two sash windows to front aspect.
Thermostatically controlled electric wall mounted heater.

Kitchen Area

Comprising of eye level kitchen units integrated electric hob with
extractor fan over. Built in dishwasher and washing machine. Wash
hand sink unit tiled splash back area.

Bedroom One

12' 7" x 9' 2" (3.84m x 2.79m) Double glazed door leading to Juliet
balcony. Electric wall mounted heater. Built in fitted wardrobe.
Storage cupboard.

Bedroom Two

7' 6" x 7' 6" (2.29m x 2.29m) Double glazed window to rear aspect.
Wall mounted electric heater.

Bathroom

5' 9" x 7' 5" (1.75m x 2.26m) Suite comprising bath with shower
over, wash hand basin and WC. Tiled splash back. Heated towel
rail.

Agent Notes

We have been advised of the following : Service charge £70pcm,
115 years remaining on lease. This information would need to be
verified by your chosen legal representative.

Permit parking available from West Northampton Council for
around £33pcm for Albion place or St Johns car park.

