

146 West Cotton Close
Northampton
Northamptonshire.
NN4 8BY

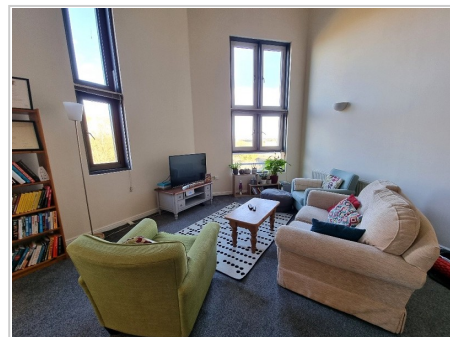
£1,100 Monthly *



- Two Double Bedrooms
- Top Floor Penthouse Apartment
- En Suite
- Allocated Parking Space
- Mezzanine Floor
- Views Over The River
- Excellent Access To Town Centre & Train Station
- Available - 01/08/2023

Ref: PRA11597

Viewing Instructions: Strictly By Appointment Only



General Description

****VIEWS OVER THE RIVER**** We are pleased to offer for rent this penthouse two bedroom apartment, located in close proximity to Northampton town centre and train station. The spacious accommodation is over two floors, and benefits include double bedrooms, en suite, study, and allocated parking space.

Accommodation

Entrance Hall

Enter via front door from communal landing. Radiator. Built-in cupboard. Doors to Lounge/Dining Room, Kitchen, Bedrooms and Bathroom.



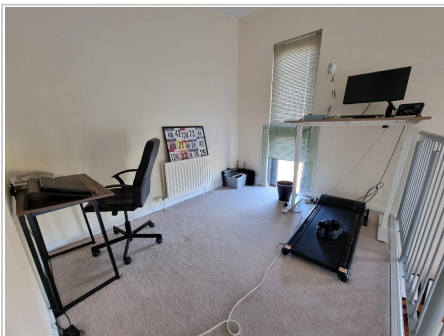
Kitchen (10' 3" x 9' 4") or (3.13m x 2.84m)

Range of eye and base level units with roll top work surfaces. 1 1/2 bowl stainless steel sink and drainer. Tiled splash back areas. Integrated electric oven and hobs. Integrated washer/dryer, dishwasher, and fridge.



Lounge / Dining Room (24' 7" Max x 20' 1" Max) or (7.50m Max x 6.13m Max)

(Irregular room shape). Three double glazed windows to rear aspect. Radiator. Stairs to mezzanine floor (Study).



Study (12' 8" x 8' 5") or (3.85m x 2.56m)

Radiator.



Bedroom 1 (14' 10" x 9' 3") or (4.53m x 2.82m)

Double glazed window to rear aspect. Radiator. Door to En Suite.



En Suite

White suite consisting of: WC, hand basin, and shower cubicle. Tiled splash back areas. Radiator.



Bedroom 2 (13' 0" x 10' 4") or (3.95m x 3.15m)

Double glazed window to front aspect. Radiator.



Bathroom

White suite consisting of: WC, hand basin, and corner bath. Tiled splash back areas. Radiator.

Parking

Allocated parking space in car park. Visitor's spaces are also available.

Council Tax Band

Council Tax Band: D

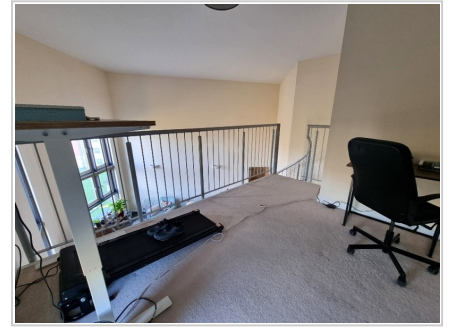
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:48

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.