



**18 Langham Place**  
Barrack Road, Northampton

oriordanbond



# 18 Langham Place

Barrack Road

Northampton NN2 6AA

£400,000

**A Grade II Listed five bedroom, four storey, Victorian town house, located close to the town centre, train station and Racecourse Park. The property benefits from an abundance of original charm, character features, gas radiator heating and original sash windows.**

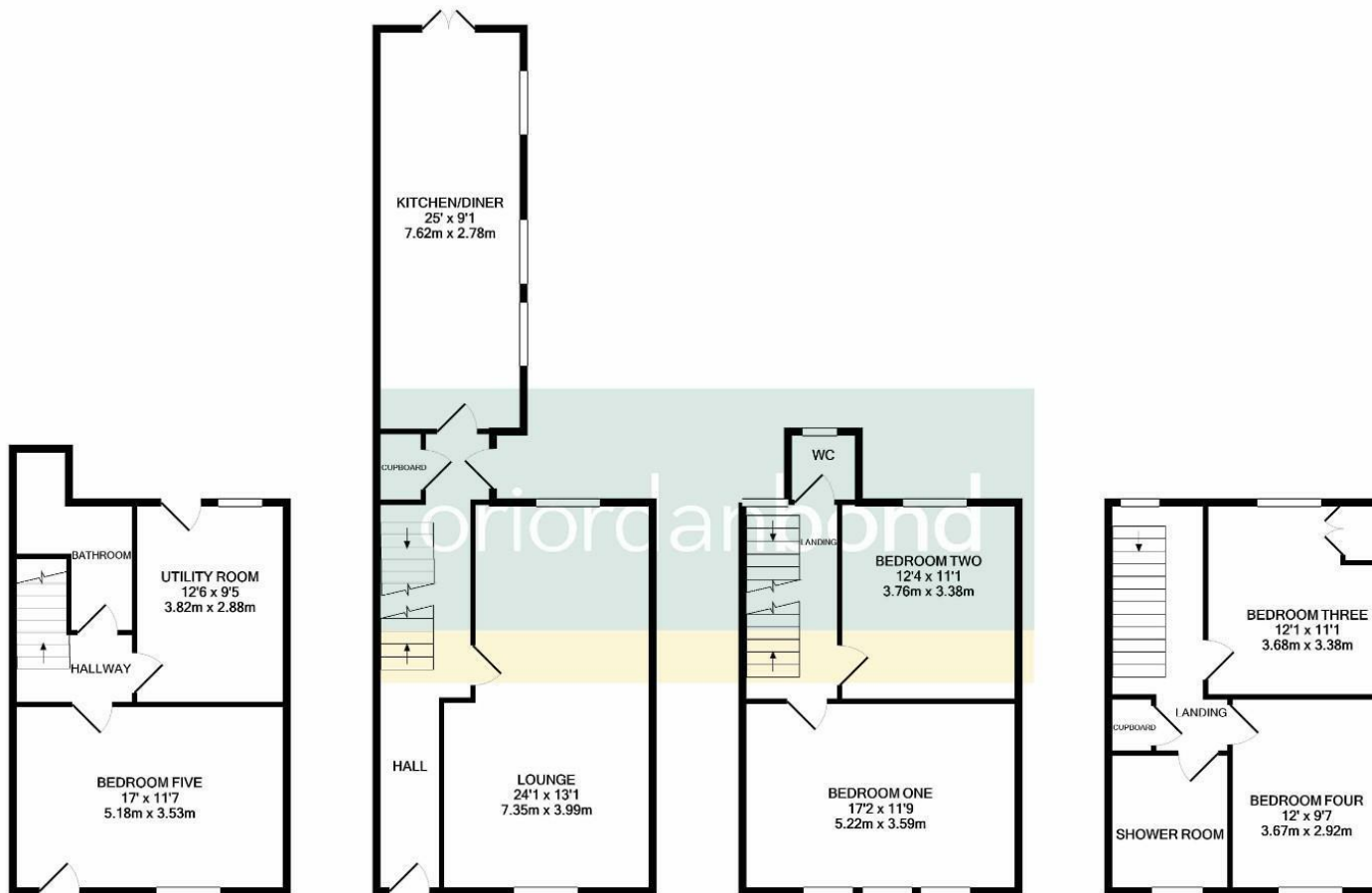
Entrance hall, lounge/dining room, kitchen/breakfast room, lower ground floor bedroom, bathroom and utility room, two first floor bedrooms and separate WC, two second floor bedrooms and a re-fitted shower room. Outside is a private rear garden and double garage. (A/1940/M)

AGENTS NOTE - This property is being sold by the current owners to purchase a new build home with a current completion window of 3 months and completion of contracts will be on notice.

- Grade II Listed four storey town house
- Five bedrooms
- Large kitchen/breakfast room
- Utility room
- Bathroom and separate shower room
- Gas radiator heating
- Restored original sash windows
- Private rear garden
- Double garage
- EPC Exempt







BASEMENT LEVEL  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 673 SQ.FT.  
(62.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1940 SQ.FT. (180.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)



**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating:

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Kingsthorpe Sales**

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