The Gallery, Market Square, Northampton NN1 2DL

william
h brown

welcome to

The Gallery, Market Square, Northampton

A fully refurbished one-bedroom first-floor apartment positioned directly on Northampton's Market Square, offering a modern open-plan living/kitchen area, stylish shower room and a spacious double bedroom.

Communal Areas
Well-maintained communal hallways with secure entry and lift access to all floors, offering convenient access to the first-floor apartment.

Hallway
A freshly refurbished entrance hall finished with modern flooring, smooth neutral walls and spotlights, providing access to all rooms with a clean, contemporary feel.

Kitchen / Dining / Living Area
A spacious open-plan room featuring fully refurbished décor, updated electric heating, inset spotlights, large windows and high-quality flooring throughout. The modern kitchen is fitted with sleek white units, wood-effect worktops, integrated appliances, tiled splashbacks and feature lighting.

Bedroom
A generous double bedroom with newly finished décor, contemporary flooring, inset ceiling lights and a large window offering natural light and views towards The Drapery.

Shower Room
7' 8 x 6' 3 (2.13m 8 x 1.83m 3)
A beautifully refurbished shower room fitted with a large glass-enclosed shower, modern tiling, a contemporary vanity unit with storage, chrome heated towel rail and recessed lighting.

welcome to

The Gallery, Market Square, Northampton

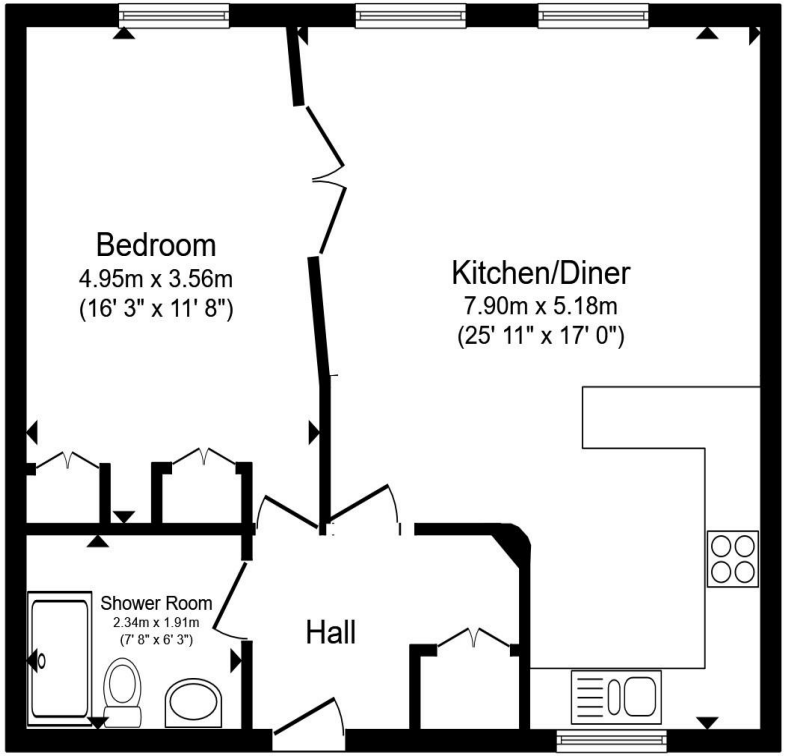
- First Floor
- Lift Access
- Fully Refurbished
- One Bedroom
- Open-Plan Layout

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 900.00
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/NMS114859

The Property Ombudsman

Property Ref:
NMS114859 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01604 632322

Northampton@williamhbrown.co.uk

9 Bridge Street, NORTHAMPTON,
Northamptonshire, NN1 1NH

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.