



Connells

Chiltern Way
Northampton



Property Description

Access is via a secure, key-coded communal entrance, leading to the top floor. Step inside to a welcoming lounge/diner, a bright and airy space perfect for relaxation or entertaining. A real highlight is the private balcony, offering serene views across open fields – your tranquil escape for morning coffee or evening unwinds.

The property further boasts a functional, separate kitchen, a generous double bedroom providing ample space, and a well-presented bathroom. Beyond the apartment, convenience is key with the added benefit of off-road parking and a highly desirable single garage – a rare and valuable asset for an apartment in this area.

LOCATION & LIFESTYLE:

Nestled in a prime location, you'll benefit from easy access to Northampton town centre and the vibrant Sixfields Leisure Park, offering an array of popular shops, restaurants, and lively bars. Local amenities are also within easy reach in the nearby village, ensuring all your daily needs are met. Duston's well-regarded community feel makes it a truly desirable place to live.

COMMUTER'S DREAM:

Northampton itself is a commuter's dream, strategically positioned with excellent road links including the A43, A45, M1, and M45, providing seamless travel to London and the

Midlands. The railway station offers regular, fast services to London Euston and Birmingham, ideal for professionals. Furthermore, the town boasts first-class university facilities, adding to its broad appeal.

Entrance Hall

Enter via door to the front aspect. Storage cupboard housing central heating boiler.

Lounge / Diner

14' 3" x 20' 10" max (4.34m x 6.35m max)
Two double glazed windows and double glazed door to the balcony. Storage cupboard. Wall mounted radiator.

Kitchen

7' 4" x 8' 9" (2.24m x 2.67m)
Wall and base units. Worksurfaces. One and a half bowl white enamel sink and drainer unit. Space for white goods. Double glazed window to the front aspect. Plumbing for washing machine and dishwasher.

Landing

Storage cupboard.

Bedroom One

13' 4" x 10' (4.06m x 3.05m)
Double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

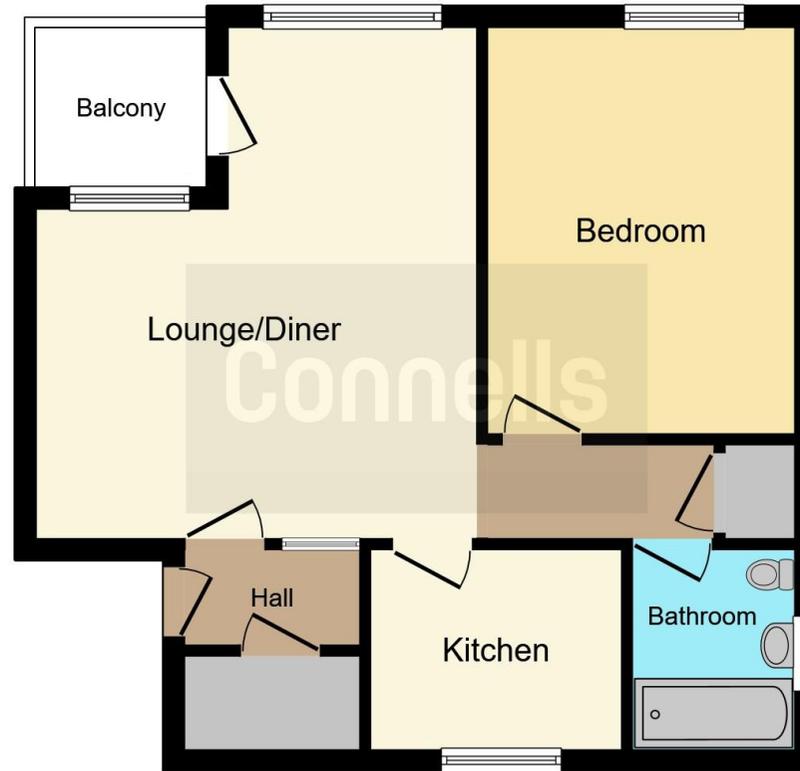
Shower cubicle, wash hand basin and low level WC. Chrome heated Towel rail. Double glazed window to the side aspect.

Garage









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.focalagent.com

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax
 Band: A

Service Charge:
 12000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415078

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT415078 - 0003