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Old Towcester Road, Far Cotton  
Northampton  
Northamptonshire, NN4 8EX  
£165,000 Apartment



Department: Sales

Tenure: Leasehold



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CANALSIDE LIVING. A STYLISH, MODERN, APPARTMENT WITH WATERSIDE VIEWS.

A WONDERFUL CHANCE TO LIVE WATERSIDE LIFE IS OFFERED WITH THIS MUCH IMPROVED, TWO DOUBLE BEDROOM, TWO BATHROOM, FIRST FLOOR FLAT SITUATED CLOSE TO THE NEW UNIVERSITY AND LESS THAN A MILE FROM THE TOWN CENTRE ON THE TOW PATH

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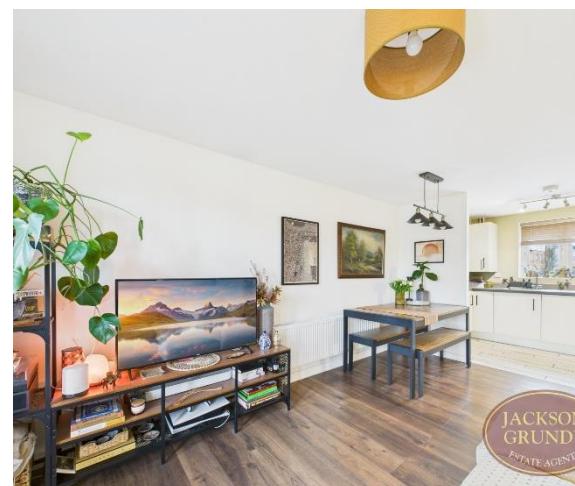
#### SECOND FLOOR APARTMENT

- HALLWAY
- LIVING
- KITCHEN
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- ALLOCATED PERMIT PARKING SPACE





## THE PROPERTY

CANALSIDE LIVING. A STYLISH, MODERN, APPARTMENT WITH WATERSIDE VIEWS.

A wonderful chance to live waterside life is offered with this much improved, two double bedroom, two bathroom, first floor flat situated close to the new university and less than a mile from the Town Centre on the tow path side of Northampton Arm of The GRAND UNION CANAL.

The property further benefits from gas central heating, double glazing, modern interior fittings, replacement floor coverings and intercom buzzer entry.

Internally, the entrance door has a spy hole and opens into the main hallway with deep storage cupboard and radiator, expansive open plan living space with French doors to a walk on balcony overlooking the canal, river and Carlsberg brewery beyond which looks lovely at night when it's lit up. The kitchen benefits from built in appliances and units and work top to three sides. There are two comfortable double bedrooms one with an en-suite shower room and a separate main bathroom with mixer tap hair wash attachment.

Outside, the property forms part of a modern purpose built complex with a privately monitored carpark, residents have an E Permit.

### LEASEHOLD INFORMATION

Start Date & Length of Lease: 125 years as of 2016

Annual Ground Rent: £360

Annual Service Charge Amount: £1800

Service charge Review Period month: August

EPC Rating: TBC. Council Tax Band: C.







## MATERIAL INFORMATION

Type	Apartment
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Permit Required, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

The district of Far Cotton is immediately adjacent to the south of Northampton town centre and its mainline train station to London Euston and Birmingham New Street. Expanded with the arrival of the railway (the now disused line is still in place) it is roughly rectangular in shape with the River Nene and Grand Union Canal forming its northern boundary. Indeed it is along the latter that modern redevelopment such as Riverside Wharf, Cotton End and Southbridge have been ongoing. These modern homes compliment the older homes positioned behind St Leonard's Road, the main location for local shops and businesses. This road also connects Towcester Road and London Road the former of which is home to St James Retail Park. London Road is home to a large supermarket before leading past Delapre Park up the hill to the Queen Eleanor roundabout where the A45 ring road can be accessed and in turn links to M1 J15.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

