



### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £1,440 (£1,200 plus VAT).

### COPYRIGHT

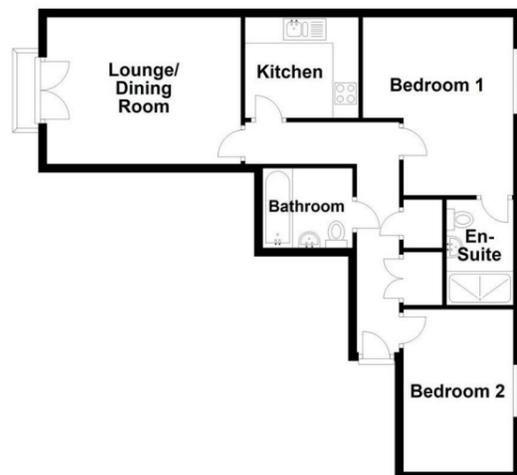
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### AGENTS NOTE

Please note that the property images have been digitally enhanced using AI to remove the items that have been left in the property. Viewing is highly recommended.

DOI/AK09022026/0282



Not to scale. For illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 14 West Cotton Close, Northampton, NN4 8BY



### For Auction - Guide Price £111,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £111,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 28TH MARCH 1.00PM TO 1.30PM

A fantastic opportunity to acquire a second floor two-bedroom flat in a highly sought-after Northampton town centre location. Offered with vacant possession and no upper chain, the property is ideal for buyers seeking a full renovation project and the chance to create a property to their own specification.

The accommodation comprises an entrance hall, living room, kitchen, two bedrooms including a principal bedroom with en-suite, and a separate bathroom. Requiring complete refurbishment throughout, the property offers excellent potential to add value, and viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Accessed via the front entrance door from communal hall and providing access to all rooms. The hallway benefits from two useful cupboards, one of which with hot water tank.

### LOUNGE/DINER

A bright and well-proportioned living space featuring a double-glazed door to the rear opening onto a Juliet balcony. Further benefits include a TV point and wall-mounted radiator.



### KITCHEN

Fitted with a range of wall and base units with complementary work surfaces. Incorporating a sink and drainer unit and integrated appliances including an oven, hob, washer/dryer and fridge/freezer (non of these appliances have been tested).



### BEDROOM ONE

A generously sized principal bedroom with a double-glazed window to the front aspect.



### EN SUITE

Comprising a shower cubicle, wash hand basin and low-level WC.



### BEDROOM TWO

A well-proportioned second bedroom with a double-glazed window to the front aspect.



### FAMILY BATHROOM

Fitted with a bath, wash hand basin and low-level WC.



### OUTSIDE

The property benefits from an allocated parking space.



### PARKING

The property benefits from an allocated parking space.

### SERVICES

Mains water and electricity is connected. Heating is via radiators with an electric system. None of these have been tested.

### COUNCIL TAX

West Northamptonshire Council - Band C

### TERMS OF LEASE

We are informed that the property is offered on a 150 year lease from 1st January 2002. Please refer to the legal pack for service charges information

For further information on viewing call 01604 259773