



409 Northampton House Wellington Street,  
Northampton, NN1 3NA



For auction Auction Guide £65,000

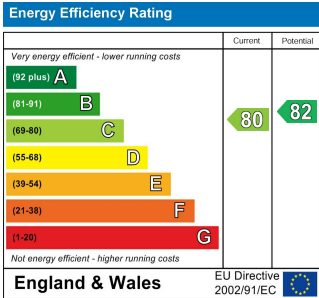
FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2024 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £65,000

This modern fourth-floor apartment combines convenience, comfort, and impressive views across Northampton town centre. Extending to approximately 550 sq. ft., the property would benefit from redecoration and offers a well-balanced layout. The accommodation includes two bedrooms with an ensuite to bedroom one, a bathroom, and a bright open-plan lounge, kitchen, and dining area designed for contemporary living. A private south-facing balcony provides the perfect spot to enjoy morning coffee or evening relaxation while overlooking the town skyline. The apartment also benefits from an allocated parking space, secure access via a communal entrance hall, and exclusive use of a residents' gym. With its central location, modern design, and excellent amenities, this property is ideally suited to professionals, couples, or small families seeking the best of town-centre living.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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## ACCOMMODATION

### GROUND FLOOR COMMUNAL ENTRANCE HALL

Enter via a fully glazed secure front door there is a communal postage collection area with doors leading to a communal gym and there is a lift leading to the tenth floor.

### APARTMENT ENTRANCE HALL

8'05 x 4'08

Enter via a solid wood front door there is access to double storage with doors leading through to:-

### BATHROOM

5'06 x 6'05

Suite comprising WC, wash hand basin and bath with tiled walls.



### BEDROOM ONE

14'05 x 8'10

With windows to the south elevation overlooking the balcony there is a door leading through to:-



### ENSUITE SHOWER ROOM

5'03 x 4'07

Suite comprising of shower cubicle, WC, and wash hand basin.



### BEDROOM TWO

8'7 x 7'10

With space for a single bed and windows to the south elevation. Integrated storage cupboards.



### LOUNGE/KITCHEN/DINER

19'03 x 4'09

With sliding doors leading to the balcony there are windows on two elevations with TV and telephone points connected. (None of these have been tested).



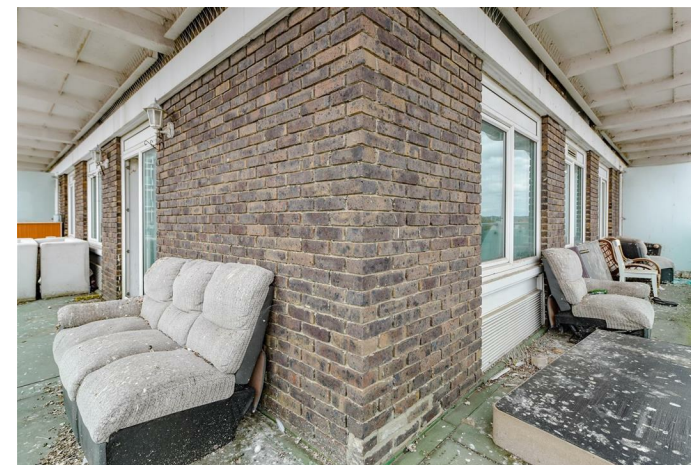
### KITCHEN AREA

Fitted with a range of floor and wall mounted storage cabinets with space for appliances, tiled splashbacks and an integrated stainless steel sink and drainer.



### OUTSIDE

Access to gated parking.



### TERMS OF THE LEASE

The property is on a 125 year lease with 102 years remaining. Please refer to the legal pack.

### SERVICES

Mains drainage, water and electricity are connected. (None of these have been tested).

### COUNCIL TAX

West Northamptonshire Council - Band D

### 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 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 £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).

### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. In nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

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For further information on viewing call 01604 259773