



Sigma House, Narrow Lane, Northampton NN1 2JY

welcome to

Sigma House, Narrow Lane, Northampton

This top floor apartment is offered for sale within the popular development of Sigma House. Benefits include the use of a communal gym and allocated parking space in a secure car park.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entered via door to the front aspect, electric radiator and two storage cupboards.

Lounge/Kitchen Area

21' 8" x 9' 10" max (6.60m x 3.00m max)

A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, partly tiled walls, stainless steel sink unit and drainer, electric oven and hob with cooker hood over, plumbing for integrated dishwasher and washing machine, space for white goods, electric radiator, double glazed window to the rear aspect and door to hallway.

Bedroom One

18' 8" x 8' 6" (5.69m x 2.59m)

Double glazed window to the rear aspect and electric radiator.

En-Suite

Suite comprising bath with mixer taps and shower over, wash hand basin and low flush WC, extractor fan, shaver point, electric radiator and partly tiled walls.

Bedroom Two

12' 9" min x 8' 10" (3.89m min x 2.69m)

Double glazed window to the rear aspect and electric radiator.

En-Suite

Suite comprising shower cubicle, wash hand basin and low flush WC, extractor fan, partly tiled walls and electric heated towel rail.

Former Bathroom

Bathroom suite removed to now provide a large storage cupboard.





view this property online williamhbrown.co.uk/Property/NMS116139



welcome to

Sigma House, Narrow Lane, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Town centre location
- Two double bedrooms

Tenure: Leasehold EPC Rating: C

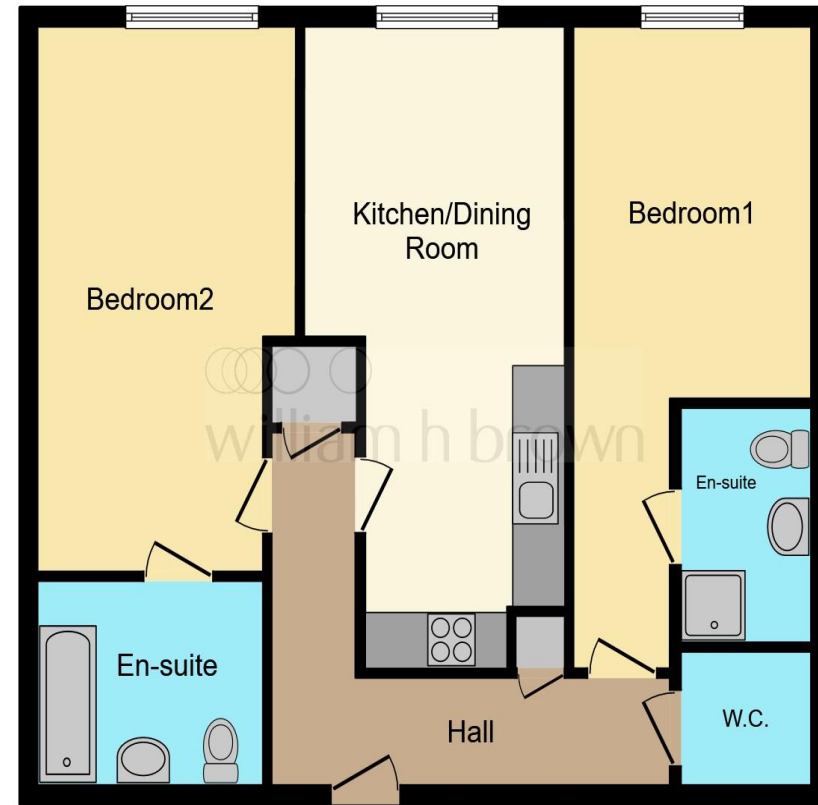
Council Tax Band: C Service Charge: 2300.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000



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

view this property online williamhbrown.co.uk/Property/NMS116139



Property Ref:
NMS116139 - 0002

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 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.



william h brown



01604 632322



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON,
Northamptonshire, NN1 1NH



williamhbrown.co.uk