

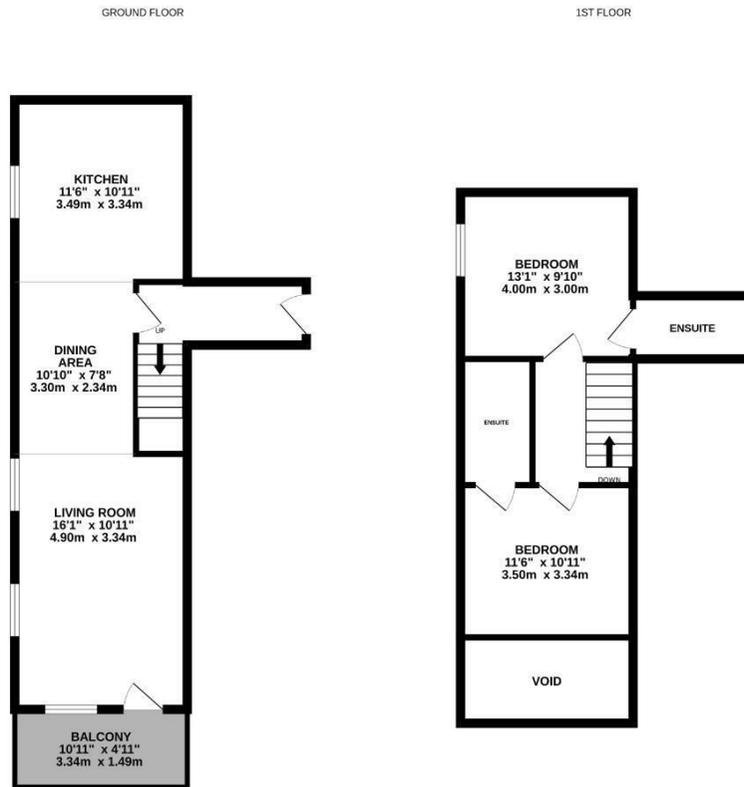


## 9 DERNGATE NORTHAMPTON, NN1 1TY

**£295,000**  
**FREEHOLD**

Stonhills are pleased to offer this exceptional two double bedroom penthouse apartment arranged over the third and fourth floors of the sought-after Derngate Lofts development. The property features a light-filled open plan living space, two en suite bedrooms including a loft-style bedroom overlooking the lounge, a balcony with views towards the Guildhall, and secure underground parking, all within close proximity to Northampton town centre, railway station, theatre and amenities.

 **stonhills**  
LAND & ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with: Neovision (2024)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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