



299 Welford Road
Northampton, NN2 8PW



Derran Dooley
Partnered With
Simpsons
Property Experts

This beautifully presented two-bedroom second floor apartment offers stylish, contemporary living with the perfect balance of space, light and practicality. Ideal for first-time buyers, downsizers or investors alike, the property provides secure, low-maintenance living within a well-kept and professionally managed building.

Accessed via a secure communal entrance with both lift and stair access, the apartment opens into a welcoming entrance hall with useful storage. The standout feature is the impressive open-plan sitting/dining space — bright and airy with a Juliet balcony to the front aspect, creating a fantastic environment for both relaxing and entertaining.

The modern fitted kitchen is thoughtfully designed with integrated appliances and ample worktop space, seamlessly connecting to the main living area.

The principal bedroom is generously proportioned and benefits from a private en-suite shower room, while the second double bedroom offers flexibility for guests, a home office or additional family space. A well-appointed family bathroom completes the accommodation.

Further benefits include double glazing and gas radiator central heating via a gas boiler. Externally, residents enjoy well-maintained communal areas, allocated parking for one vehicle and additional visitor parking.

Lease Information

125-year lease from 2003

Approximately 102 years remaining (subject to verification)

Service charge: £749 twice yearly (£1,498 per annum)

Ground rent: £76.23 per annum

(All lease and financial information to be confirmed by solicitors.)

EPC Rating - C

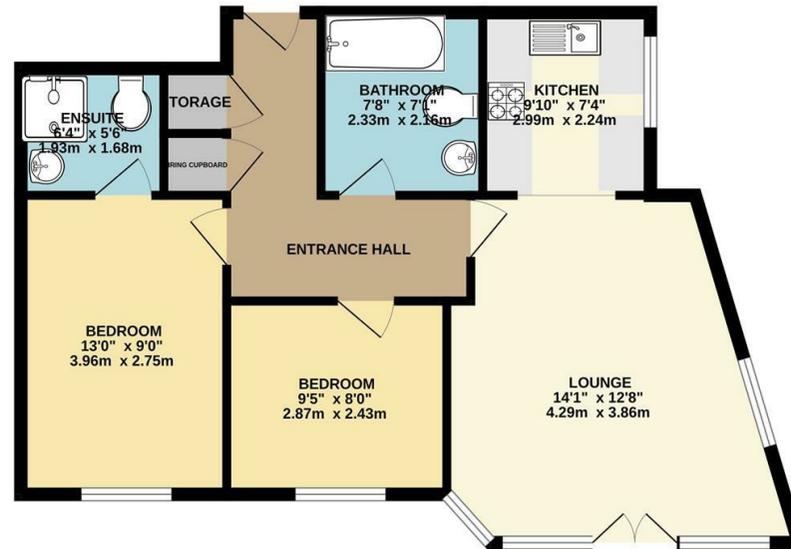
Council Tax Band - C

£170,000

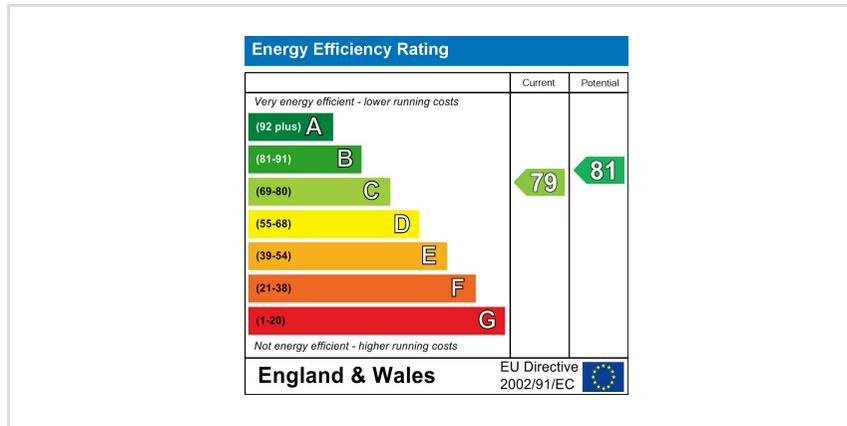
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.
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Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

