

**7 The Nurseries
Cliftonville
NORTHAMPTON
NN1 5HN**

Asking Price £170,000



- **TWO/THREE BEDROOM**
- **LOUNGE**
- **CLOSE TO TOWN CENTRE AND HOSPITAL**
- **RADIATOR HEATING**
- **NO CHAIN**

- **FIRST FLOOR APARTMENT**
- **DINING ROOM/BEDROOM THREE**
- **CLOSE TO NORTHAMPTON UNIVERSITY**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two/three bedroom first floor apartment situated close to Northampton town centre, Northampton General Hospital and Northampton University.

The accommodation comprises communal entrance, apartment entrance hall, lounge, kitchen, dining room/bedroom three, two further double bedrooms and bathroom. The property also benefits uPVC double glazing, gas radiator central heating, allocated parking space and communal gardens. No Chain.

Ground Floor

Communal Entrance Hall

Security entry system, stairs to all floors, door to rear car park.

First Floor

Entrance Hall

Radiator, security intercom system, built in storage, doors to:

Lounge

13'2" x 9'1" (4.02 x 2.78)

TV point, radiator, two uPVC double glazed windows to front, feature fireplace.

Kitchen

9'1" x 8'8" (2.78 x 2.65)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in fridge/freezer and dishwasher, uPVC double glazed window to front.

Dining Room/ Bedroom Three

9'3" x 8'9" (2.84 x 2.67)

Radiator, uPVC double glazed window to front.

Bedroom One

13'1" x 9'10" (3.99 x 3.00)

Radiator, fitted wardrobes, uPVC double glazed window to rear.

Bedroom Two

10'11" x 9'9" (3.33 x 2.99)

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator.

Externally

Communal Gardens And Parking

Flower and shrub borders, tarmac car park with allocated parking space.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C

Lease Details as from Jan 2024

150 years from 2001

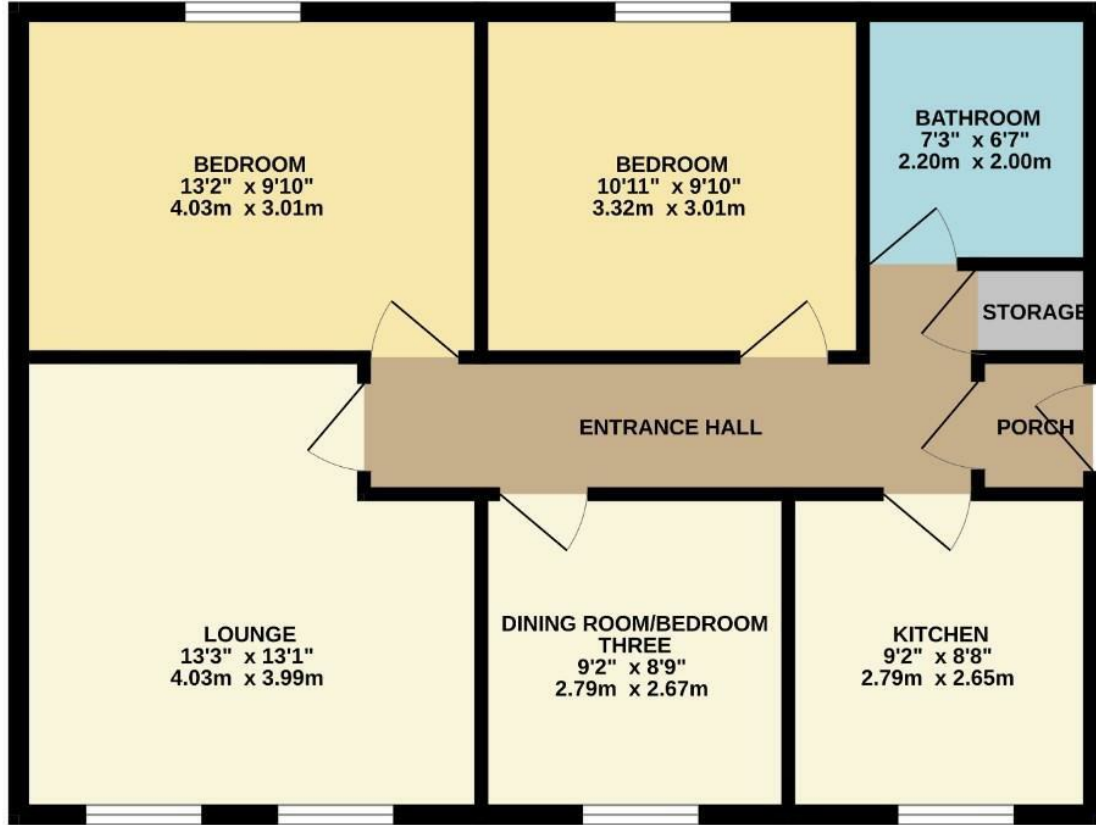
Service Charges: £976.10 per year

Ground Rent: £172.76 per year



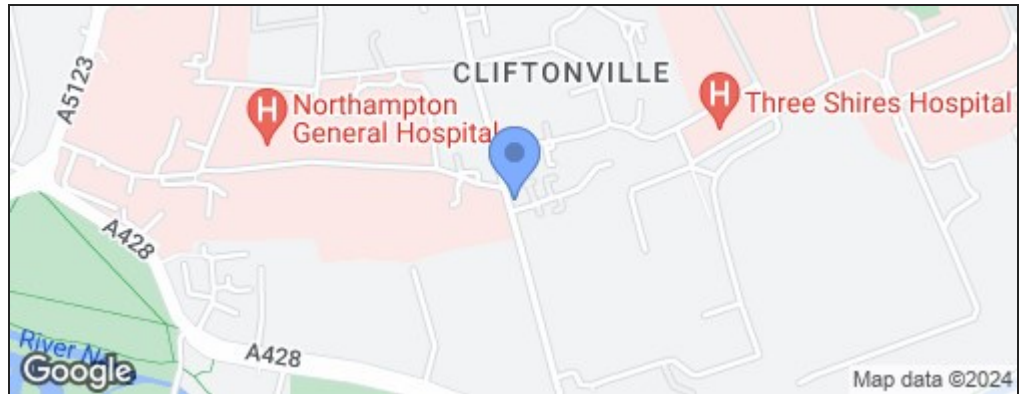


GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.