

**Flat 7, 60 Leicester Street**

**NORTHAMPTON  
NN1 3RS**

**Asking Price £160,000**



- **TWO BEDROOM APARTMENT**
- **THREE JULIET BALCONY'S**
- **SECURE ALLOCATED PARKING**
- **GAS RADIATOR HEATING**
- **CLOSE TO TOWN CENTER**

- **SECOND FLOOR**
- **OPEN PLAN LIVING/KITCHEN**
- **UPVC DOUBLE GLAZED**
- **VIEW OUT OVER RACECOURSE PARK**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A fantastic two bedroom 2nd floor apartment, in a purpose built development, with views overlooking the Racecourse, located close to Northampton Town Centre and within easy reach of both the Train and Bus stations.

The apartment boasts open plan living, a kitchen with fitted appliances and 2 large French doors with Juliet balcony's looking out over The Racecourse Park, a further two bedrooms with fitted wardrobes and a bathroom. Additional benefits include light and airy rooms , double glazing, gas to radiator heating, and a secure parking space.

## **Ground Floor**

### **Communal Entrance Hall**

Enter via composite door, go through the door and up two flight of stairs into a further communal hallway. Apartment 7 is to the left.

### **Apartment Entrance Hall**

Enter via solid wood door, inset spot lights, wood flooring, hallway leading to;

### **Open Plan Lounge/Dining and Kitchen**

18'10" x 14'6" (5.75 x 4.44)

### **Kitchen Area**

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in washing machine and dishwasher, vinyl flooring, radiator, breakfast bar, uPVC double glazed window to front.

### **Lounge Area**

TV point, solid wooden flooring, radiators, two large uPVC double glazed French doors with 'Juliet' Balcony's with views out over The Racecourse park.

### **Bedroom One**

13'1" x 11'7" (4.00 x 3.54)

Radiator, built in wardrobes, solid wooden flooring, large uPVC double glazed French doors with 'Juliet' Balcony and view over park.

### **Bedroom Two**

12'3" x 9'8" (3.74 x 2.96)

Solid wooden flooring, radiator, built in wardrobes, uPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled flooring, uPVC double glazed window to front.

### **Externally**

### **Car Park**

Large security gated access with allocated parking.

### **Agents Notes**

West Northamptonshire Council Tax Band: B

Lease Details@

Service Charges £170 pcm

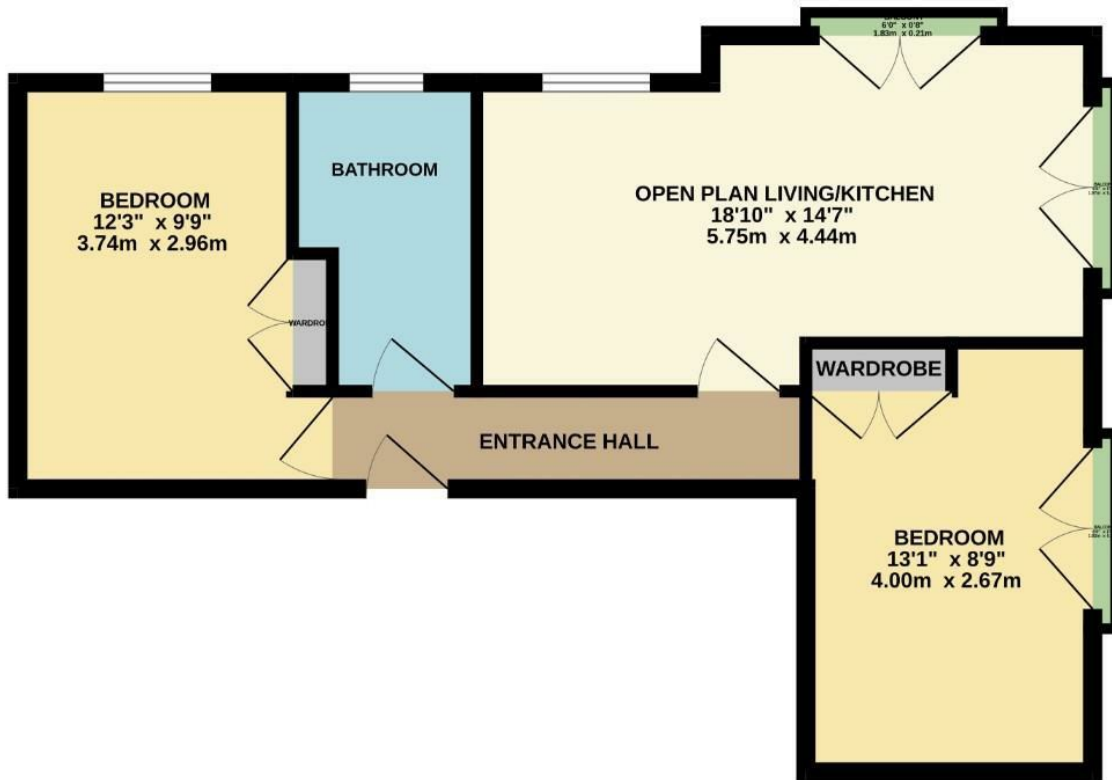
Ground Rent £150 pa

Insurance Contribution £400 per calendar year.



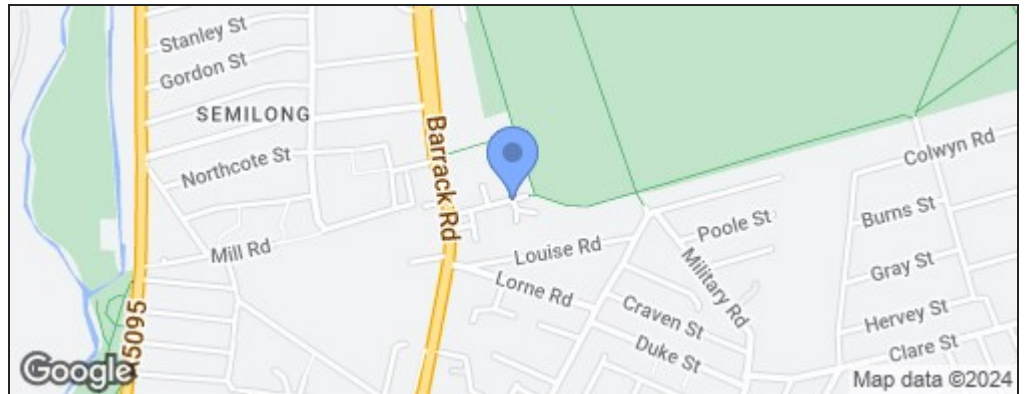


GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.7 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) <b>A</b>		
(81-91) <b>B</b>	79	81
(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	



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.