

**132 Becketts View
Delapre
NORTHAMPTON
NN1 5NJ
£160,000**



- **SECOND FLOOR APARTMENT**
- **ALLOCATED PARKING**
- **CLOSE TO BECKETTS PARK**
- **MODERN BATHROOM**
- **TWO BEDROOMS**
- **CLOSE TO HOSPITAL AND TOWN CENTRE**
- **FITTED KITCHEN**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts are delighted to offer to market this lovely two bedroom second floor apartment in the ever popular development of Becketts View. Offering a living room, two bedrooms, fully fitted kitchen and a shower room. The property also benefits from an allocated parking space and a long lease. Viewing is by arrangement only.

Entrance Landing Third Floor

Entrance Porch

Enter via a wooden front door into the entrance hall.

Entrance Hallway

Enter via an internal door into the entrance hallway with a built-in cupboard, radiator and laminate flooring. Door to;

Kitchen

8'9" x 8'8" (2.69 x 2.66)

A range of floor and eyelevel units with matching worktops and complementary tiling. Built-in gas hob and electric oven with a built in dishwasher and washing machine. One a half bowl inset sink with drainer and mixer taps. Double glazed window to side aspect and a double radiator.

Living Room

14'10" x 11'3" (4.54 x 3.43)

A double glazed window to the side aspect with two double radiators and laminate flooring.

Bedroom One

11'3" x 8'8" (3.43 x 2.66)

A double glazed window to the side aspect and a radiator.

Bedroom Two

9'6" x 7'9" (2.90 x 2.38)

Double glazed window, to the side, aspect and a radiator.

Shower Room

Three piece suite comprising a WC, wash basin housed in a vanity unit and a large walk-in shower cubicle with a rainforest shower over. Double glazed obscure window to the side aspect with a chrome upright radiator and laminate flooring.

Agents Notes

Lease

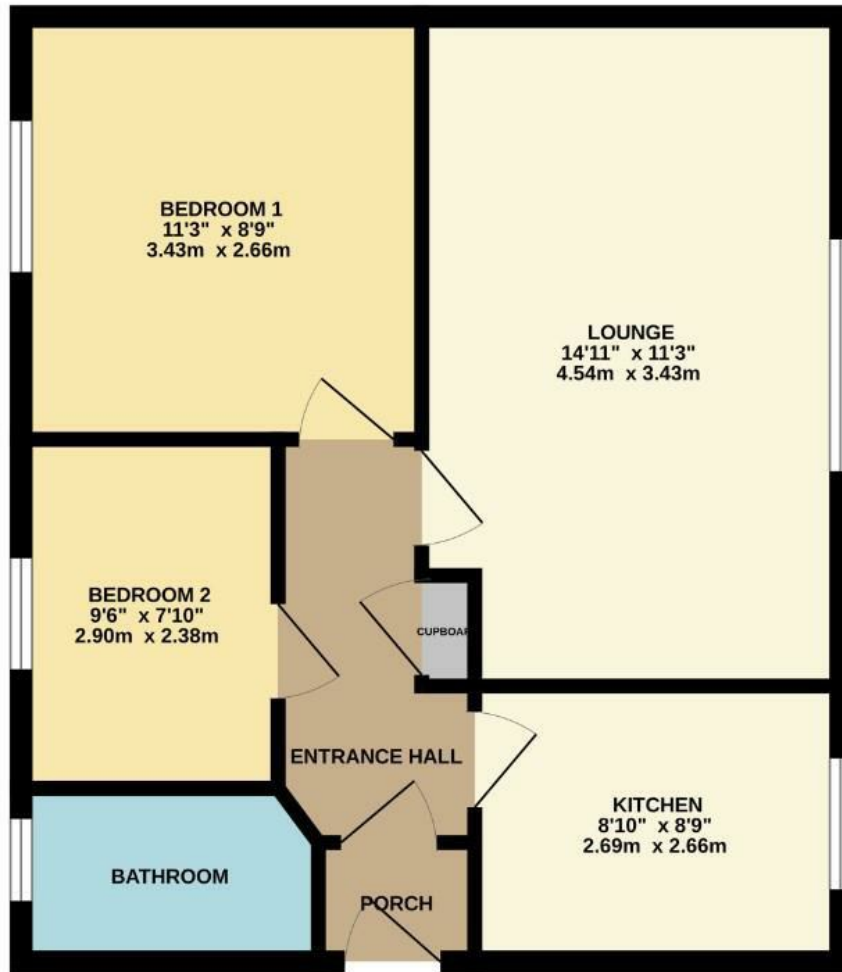
There is currently 128 years left on the lease and the monthly service fees are £122 per month. There is no ground rent and the freehold is shared by the owners.

Council Tax Information

Northampton County Council - Tax Band B

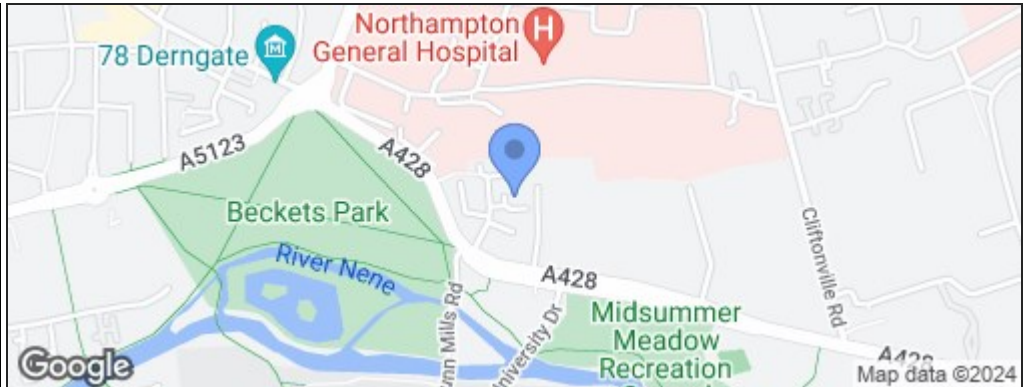


GROUND FLOOR



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