

**Flat 2 St Georges House
St. Crispin Drive
NORTHAMPTON
NN5 4DL**

£160,000



- **LARGE GROUND FLOOR APARTMENT**
- **OPEN PLAN RECEPTION ROOM**
- **GAS CENTRAL HEATING**
- **ALLOCATED OFF ROAD PARKING**

- **TWO DOUBLE BEDROOMS**
- **OUTDOOR PATIO**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A large two bedroom ground floor apartment offering open plan living with the benefit of an outdoor patio. Well maintained by the current owners this superb property is offered in excellent condition, and with easy no-step access would be ideal for people with low mobility. The accommodation comprises of an entrance hall with large storage cupboard, an open plan reception room with lounge, kitchen, and dining areas, two double bedrooms, with the main bedroom offering a walk-in wardrobe with the potential to be converted into an en-suite, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, and an allocated parking space with further visitors spaces available.

Entrance Hall

13'0" x 9'8" max (3.97 x 2.95 max)

Doors to all rooms, storage cupboard, radiator.

Open Plan Reception

19'1" x 15'5" (5.82 x 4.71)

UPVC windows and door to front aspect, a range of wall and base units with roll top work surfaces, induction hob with extractor over, integrated oven, space for various appliances, stainless steel sink and drainer, complementary tiling, two radiators.

Bedroom One

12'6" x 10'0" (3.82 x 3.07)

UPVC window to front aspect, radiator.

Walk-in Wardrobe

5'5" x 4'7" (1.66 x 1.41)

Hanging and shelving space, has the potential to be turned into an en-suite shower room.

Bedroom Two

12'6" x 8'4" (3.82 x 2.55)

UPVC window to front aspect, cupboard housing boiler, radiator.

Bathroom

9'4" x 5'8" (2.85 x 1.75)

Bath unit with shower over, pedestal wash hand basin, low level wc, radiator.

Outdoor Patio

Patio area partially enclosed by brick walls.

Agents Notes

West Northamptonshire Council

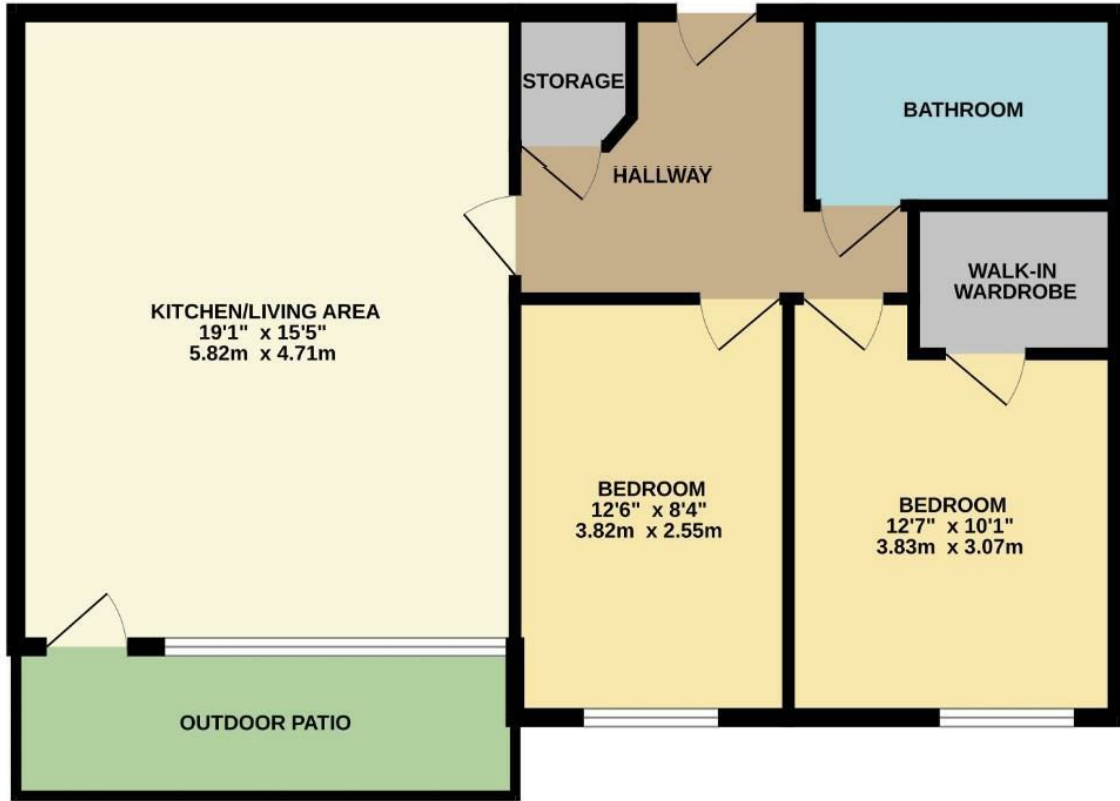
Tax Band: C

There are approximately 113 years remaining on the lease. We are advised the service charges are currently £122 per month, and the ground rent is £200 per year.





GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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	81	81
(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	



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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.