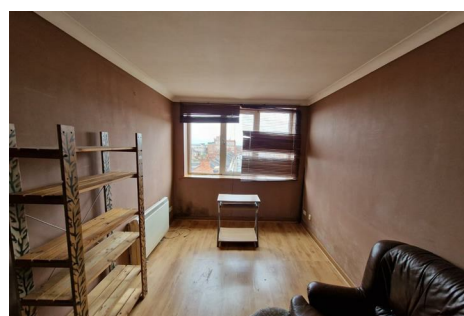


**38 Galliard Court  
Baronson Gardens  
NORTHAMPTON  
NN1 4NU**

**£100,000**



- **THIRD FLOOR APARTMENT**
- **OPEN PLAN LIVING**
- **VIEWS OVER NORTHAMPTON**
- **POTENTIAL INVESTMENT**

- **TWO BEDROOMS**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY PERFORMANCE 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 two bedroom, third floor apartment, situated in the popular area of Abington with views over Northampton. The accommodation comprises in brief: entrance hall, lounge/diner, open plan kitchen, two bedrooms and a bathroom. Additional benefits include parking and double glazing. No Chain.

### **Third Floor**

#### **Entrance Hall**

Enter through composite double glazed door, wall mounted fuse box, laminate flooring, coving to ceiling, storage heater.

#### **Lounge**

9'0" x 10'10" (2.76 x 3.31)

Double glazed window to rear aspect, storage heater, laminate flooring.

#### **Dining Area**

14'1" x 8'5" (4.31 x 2.58)

Laminate flooring.

#### **Kitchen**

Fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink with drainer and mixer tap over, fitted appliances to include oven, hob and extractor fan over, complimentary tiling.

#### **Bathroom**

Panel bath with shower over, complimentary tiling, pedestal hand wash basin, low level W/C, wall mounted electric heater.

#### **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: A

125 Year Lease from June 1992

Maintenance charges (per annum): £1,416.82

Ground Rent £50 P/A







# GROUND FLOOR



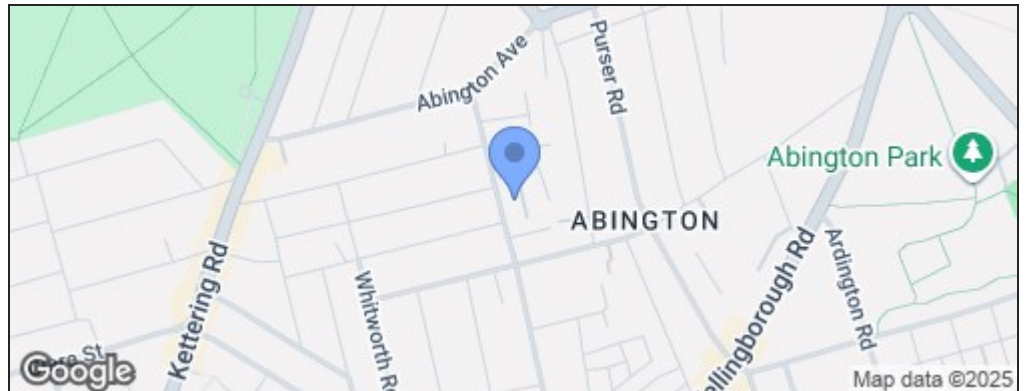
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(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	

74

82



## 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.