

Flat 7, 174 St. Andrews Road

**NORTHAMPTON
NN2 6DA**

O.I.E.O. £160,000



- **SECOND FLOOR APARTMENT**
- **OPEN PLAN LIVING**
- **GAS RADIATOR HEATING**
- **CLOSE TO TOWN CENTER**
- **UPVC DOUBLE GLAZING**

- **TWO DOUBLE BEDROOMS**
- **MODERN KITCHEN**
- **SECURE GATED PARKING**
- **CLOSE TO TRAIN STATION**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented and generously proportioned two bedroom apartment is in a popular location close to local amenities, the train station and the town center.

Benefiting from being well cared for by the current owners and being just a few years old, the quality of the fixtures and fittings and immaculate condition can be felt throughout the home.

The heart of the home is the stunning and spacious kitchen/living/dinning area. The white high gloss units with wood effect worktops, attractive splash back tiling and high quality oak effect flooring really makes the kitchen an integral part of this modern lifestyle apartment.

The bathroom is in an equally impressive condition, with a shower over bath, attractive tiling, a heated towel rail and well positioned window and shelf providing additional storage. Both bedrooms are well sized with pleasant views to the rear aspect.

The apartment benefits from all those added extras including a Nest heating control system and security features such as secure remote controlled gated parking and an intercom system. The communal areas are pleasant and well maintained including the communal entrance and stairwells, the car park and even the bin and bike storage areas.

Ground Floor

Communal Entrance Hall

Stairs to all floors, rear door out to secured car park.

First Floor

Apartment Entrance Hall

Entry via a composite door to the front with doors leading to the living area, two bedrooms and a family bathroom. Features include wood effect flooring, a utility and storage cupboard, intercom system, nest heating control and a wall mounted radiator.

Utility/Storage Cupboard

A utility/storage cupboard with plumbing for a washing machine.

Open Plan Lounge/Dining/Kitchen

23'1" 13'8" (7.06 4.18)

A spacious open plan living area with attractive oak effect flooring, two double glazed windows to the front aspect and two wall mounted radiators.

Kitchen Area

Modern fitted kitchen comprising white gloss effect wall and base level units and oak effect worktops over, a one and a half bowl stainless steel sink and drainer. Features include attractive complimentary splash back tiling, a built in oven with electric hob and an extractor fan over and space for white goods, vinyl flooring, uPVC double glazed window to front.

Bedroom One

12'10" x 8'7" (3.93 x 2.62)

Radiator, uPVC double glazed window to rear.

Bedroom Two

12'11" x 7'6" (3.96 x 2.29)

Radiator, uPVC double glazed window to front.

Bathroom

A three piece suite comprising a bath with shower over, a wash hand basin and a low level WC. Features include complimentary tiling, a double glazed window to the rear aspect, a heated towel rail and an extractor fan.

Externally**Communal Gardens/Car Park**

A secure gated parking area with allocated off road parking. Featuring a bin storage area and a secure bike storage area. Access Via St. Andrews road to the front of the building. Flower and shrub borders.

Agents Notes

West Northamptonshire Council tax band:

Length of Lease 196 years

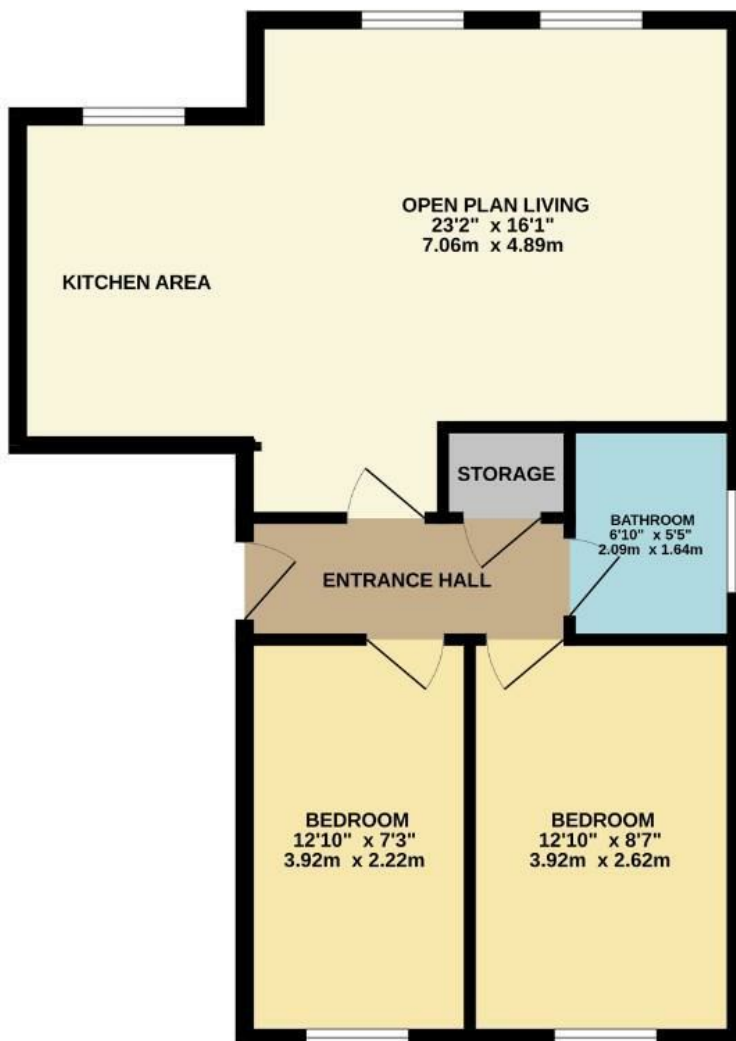
Service Charges £1600 per year.

Ground Rent £170 per year.





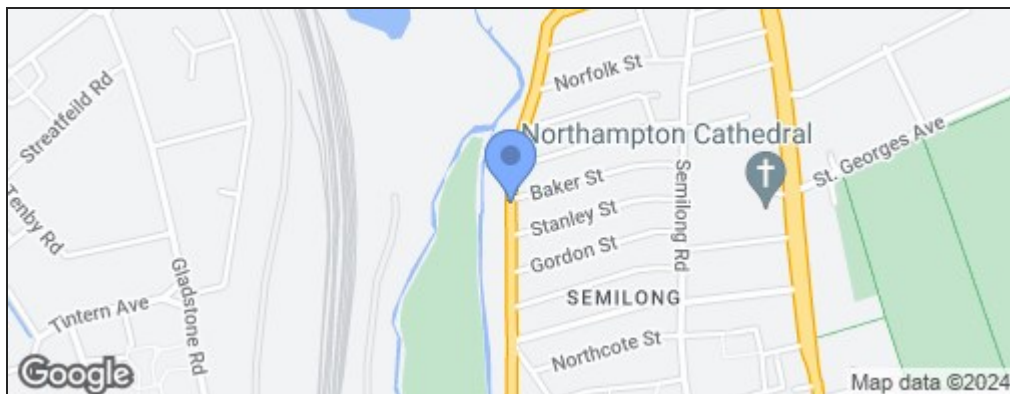
GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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	85	85
(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.