

**20A Moreton Way  
Kingsthorpe  
NORTHAMPTON  
NN2 8PD**

**£185,000**



- **FIRST FLOOR MAISONETTE**
- **UPVC DOUBLE GLAZING**
- **GARAGE**
- **POPULAR LOCATION**

- **999 YEAR LEASE**
- **GAS CENTRAL HEATING**
- **PRIVATE REAR GARDEN**
- **ENERGY EFFICIENCY RATING: D**

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



**PERSONAL • PROFESSIONAL • PROACTIVE**

This well presented maisonette is offered to the market in the popular residential area of Kingsthorpe. At the end of a cul-de-sac the accommodation comprises entrance hall, landing, sitting room, kitchen, two double bedrooms and a bathroom. The property also benefits from gas central heating and UPVC double glazing.

Externally the property has its own garden and a garage in a block.

## **Ground Floor**

### **Entrance Hall**

Enter via partly glazed UPVC door, wall mounted radiator, stairs rising to first floor, understairs storage, obscured UPVC window to side elevation.

### **First Floor**

#### **Landing**

Doors to kitchen and sitting room, storage area.

#### **Kitchen**

8'6" x 8'6" (2.6 x 2.6)

A range of wall and base units with roll edge work surfaces over, UPVC window to side elevation, space for white goods, serving hatch to sitting room, radiator, tiled splash backs, wall mounted combination boiler.

#### **Sitting/Dining Room**

14'9" x 11'9" (4.5 x 3.6)

UPVC window to front elevation, electric fire with decorative surround, door to inner hallway.

#### **Inner Hallway**

Access via drop ladder to a large boarded loft with power and light, storage cupboard, doors to bedrooms and bathroom.

#### **Bathroom**

Obscured UPVC window to side elevation, three piece suite comprising low level W/C, pedestal hand wash basin, shower cubicle, heated towel rail, tiled splashbacks.

#### **Bedroom One**

8'10" x 12'9" (into wardrobes) (2.7 x 3.9 (into wardrobes))

UPVC window to rear elevation, radiator, built in wardrobes, built in vanity unit.

#### **Bedroom Two**

8'10" x 11'9" (2.7 x 3.6)

UPVC window to rear elevation, radiator.

## **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: A

Lease length is 999 years from 25 March 1966

Leasehold. No Service Charge.

Ground Rent: £10 per annum.

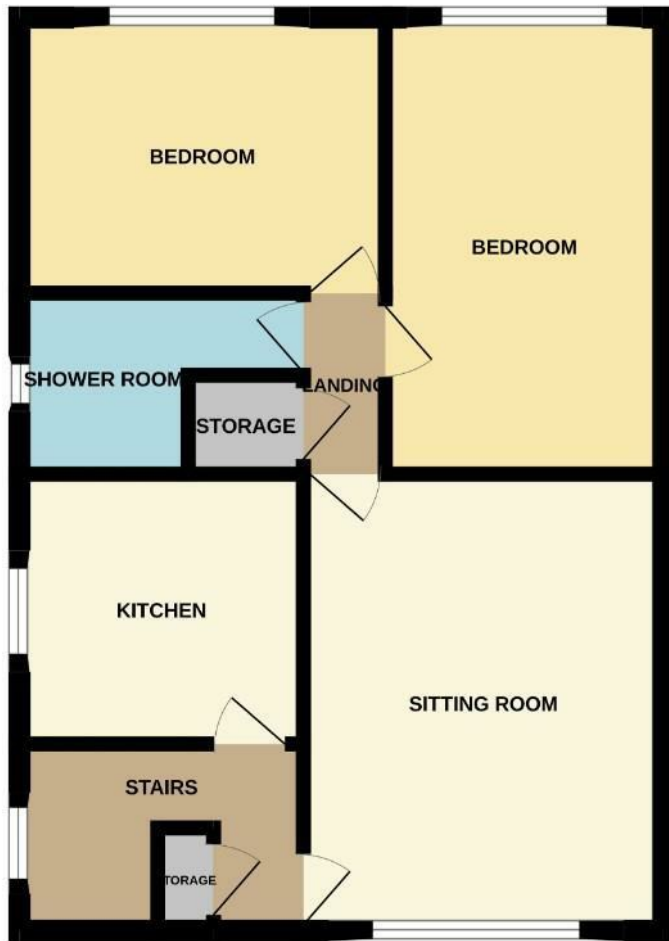
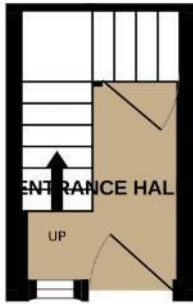






GROUND FLOOR

1ST FLOOR



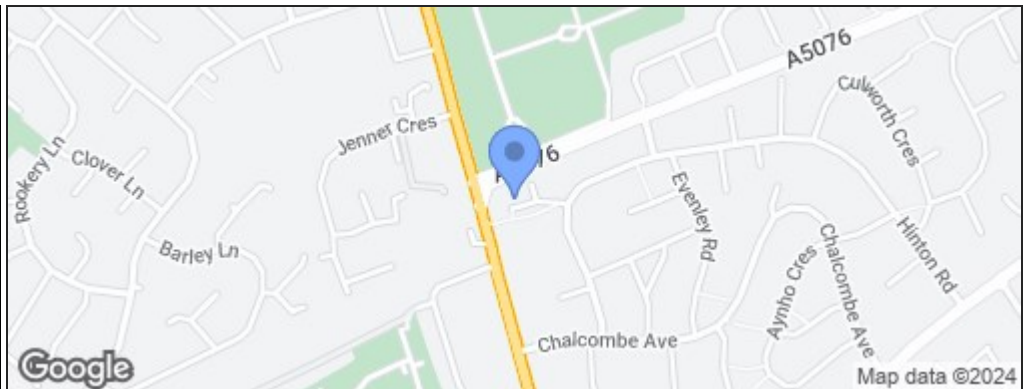
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 5/2024

**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		
	68	74

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.