

**Flat 3 124 Bailiff Street
Mounts
NORTHAMPTON
NN1 3EA**

£895 Per Month



- AVAILABLE MID-MAY
- FIRST FLOOR APARTMENT
- VIEWS OVER RACECOURSE
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D

- FACTORY CONVERSION
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- WALKING DISTANCE TO STATION
- COUNCIL TAX BAND: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available mid-May**** A first floor apartment having been converted from a former factory. The property boasts high ceilings and large arched windows overlooking the Northampton Racecourse. The accommodation comprises of a large open plan lounge/kitchen, two good size bedrooms and three piece bathroom with shower over bath. Heating is via radiators. The property is located only a short walk from Northampton Town Centre and the Northampton railway station. ****Unfurnished, Sorry no Pets****

Entrance hall

Laminate flooring, entry phone, spotlights to ceiling, radiator.

Lounge/Diner/ kitchen

29'6" x 13'4" (9.00 x 4.08)

Lounge/Diner area

Exposed brick work, laminate flooring, radiator, two windows to the side elevation, one window to the front elevation.

Kitchen

Fitted wall and base mounted cupboards with roll top work surface space, inset single drainer sink unit, fitted single oven, inset gas hob with extractor fan over, plumbing for washing machine and dishwasher, half tiling to walls, tiled floor, radiator, spotlights to ceiling, two windows to the side elevation.

Bedroom one

14'2" x 12'9" (4.33 x 3.89)

Large master bedroom with radiator and two windows to the front elevation, spotlights to ceiling.

Bedroom two

15'1" x 7'4" (4.60 x 2.25)

15' 1" x 7' 5" (4.60m x 2.25m) Exposed brick work to one wall, radiator, wall lights, window to front elevation.

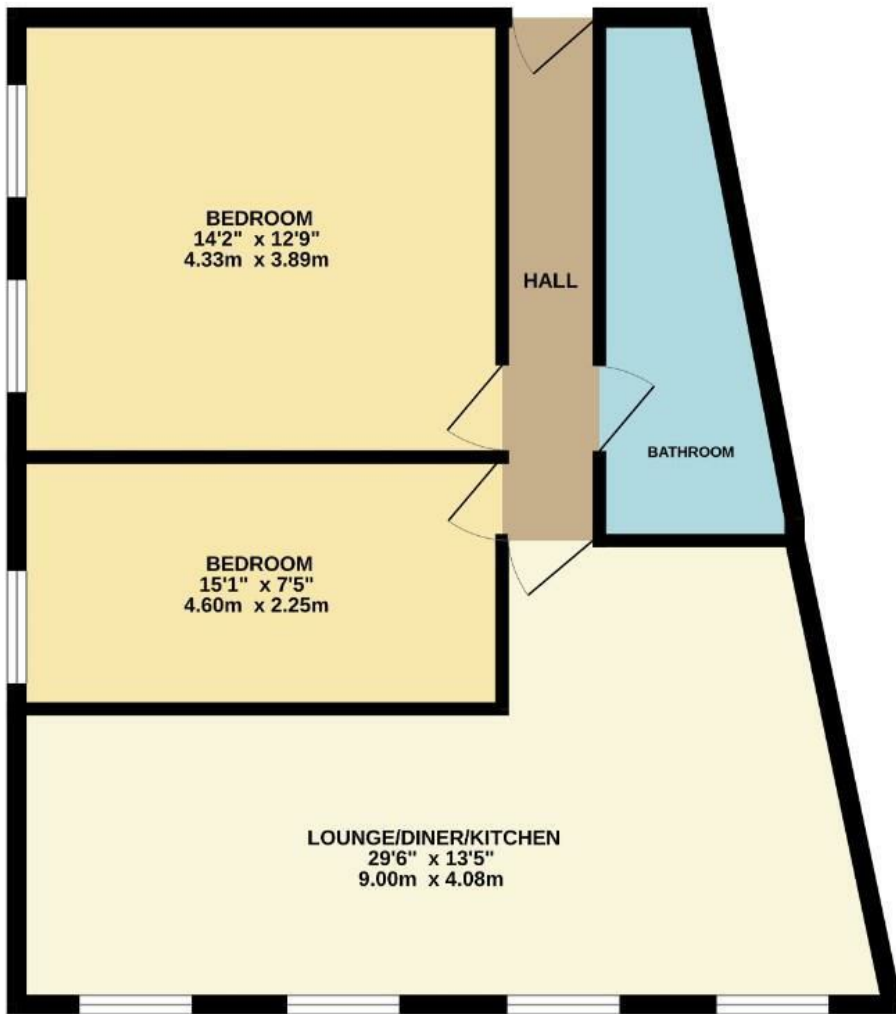
Bathroom

Three piece white suite of wood panelled bath with electric shower over, pedestal wash hand basin, closed coupled WC, laminate flooring, half wood panelling to walls, radiator, extractor fan.

Agents Notes

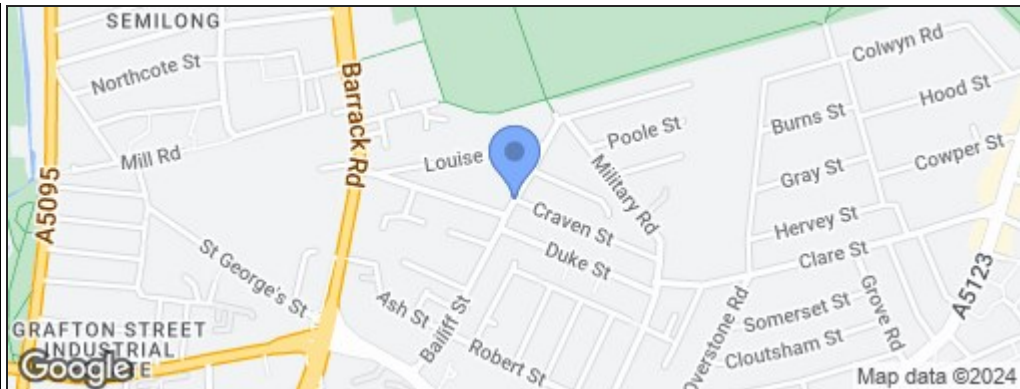
Council Tax Band: D

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		67	79
(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.