

**100 Shankley Way
Dallington
NORTHAMPTON
NN5 7BB**

50% Shared Ownership



- **TWO BEDROOM APARTMENT**
- **LOUNGE/DINING ROOM**
- **ALLOCATED PARKING**
- **UPVC DOUBLE GLAZED**

- **TOP FLOOR**
- **GAS RADIATOR HEATING**
- **50% SHARED OWNERSHIP**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom top floor apartment situated close to Northampton town centre and train station. The property is offered for sale on a 50% shared ownership scheme. The accommodation comprises communal entrance hall, apartment entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. The property also benefits uPVC double glazing, gas radiator heating, allocated parking and communal gardens.

Ground Floor

Communal Entrance

Stairs leading to all floors, security intercom entry system.

Second Floor

Apartment Entrance Hall

Radiator, two built in storage cupboards, doors to:

Lounge/Dining Room

Radiator, TV point, uPVC double glazed window to front.

Kitchen

13'5" x 6'0" (4.10 x 1.84)

Recently re-fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted hob with extractor fan above, electric oven, fitted microwave, plumbing for washing machine, wall mounted boiler, radiator, uPVC double glazed window to front.

Bedroom One

12'6" x 9'7" (3.82 x 2.94)

Radiator, uPVC double glazed window to rear.

Bedrooms Two

12'6" x 7'6" (3.83 x 2.29)

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit , hand wash basin, low level w.c, tiled splash backs, radiator.

Externally

Communal Gardens And Parking

Allocated parking space, communal gardens, bin storage area.

Agents Notes

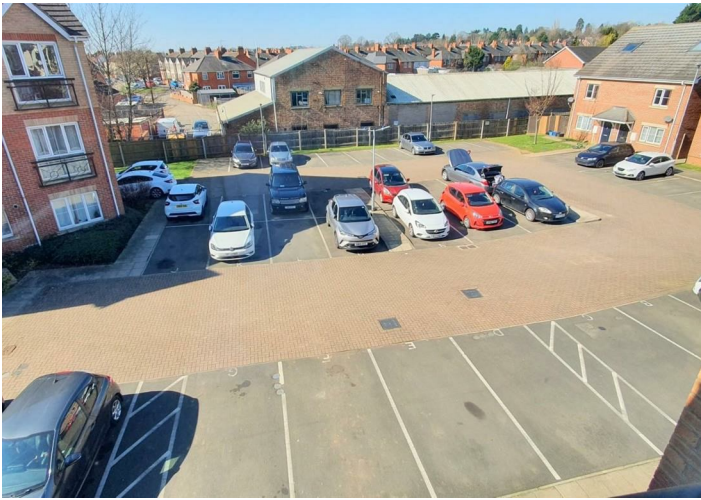
Lease And Rent Details

Rent £254.67 PCM

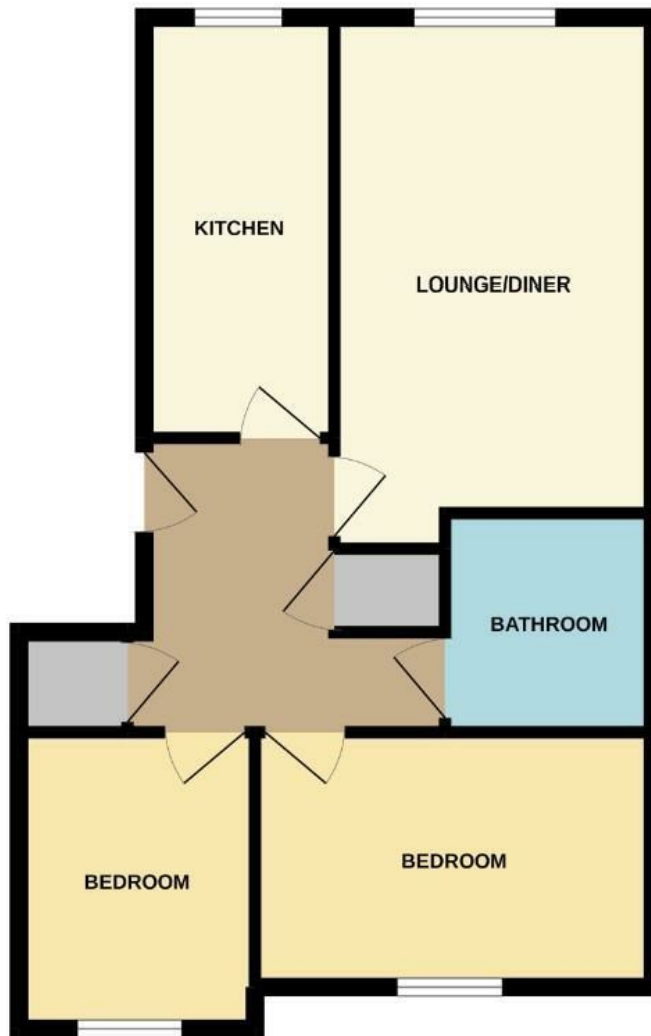
Service Charges £68.69 PCM

Ground Rent £8.33 PCM

Length 81 years (currently being renew to 100 years)



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

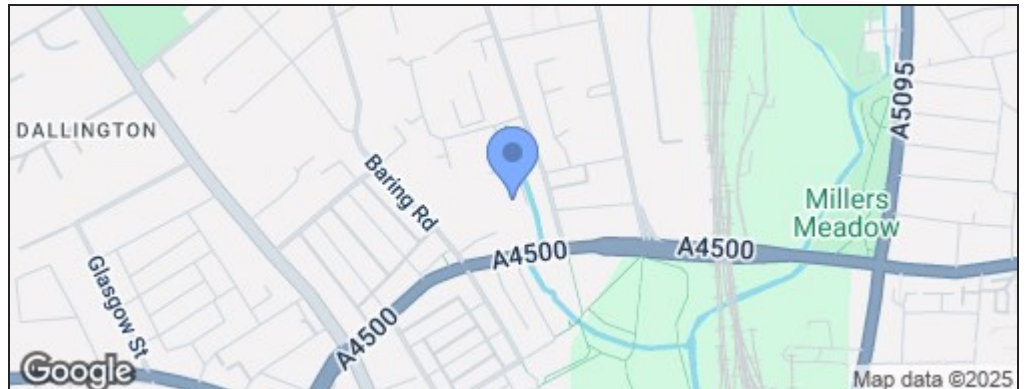


TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.

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	82
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.