

**17 Victoria Gate  
63 St. James Park Road  
NORTHAMPTON  
NN5 5DY**

**£105,000**



- NO CHAIN
- OPEN PLAN LIVING
- SECURE ALLOCATED PARKING
- CLOSE TO TRAIN STATION

- 50% SHARED OWNERSHIP
- TWO BEDROOMS
- POPULAR LOCATION
- ENERGY EFFICIENCY: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

Presented in impeccable condition, this duplex apartment offers the opportunity for 50% shared ownership or the option to staircase to 100%. Constructed in 2019, this residence is nestled within the charming St James development in Northampton. This property boasts a secure communal entrance hall featuring video entry, entrance hall leading to a convenient cloakroom W/C and a spacious, dual-aspect open plan kitchen, sitting and dining area. The modern kitchen comes equipped with integrated appliances, enhancing convenience and functionality. Ascending to the first floor, you'll find a landing area leading to a well appointed family bathroom and two generously sized double bedrooms, each with a dedicated recess for wardrobes. Externally, the property benefits from secure gated entry providing both parking and pedestrian access. Additionally, there is an allocated parking space reserved for the property.

This property also features gas radiator heating and uPVC double glazing.

## **Ground Floor**

### **Communal Entrance Hall**

Door to;

### **Entrance Hall**

Approached via entrance door, stairs rising to the first floor, radiator, entry phone system, doors to;

### **Cloakroom/WC**

Modern white suite, pedestal wash hand basin with tiled splash backs, low level wc, radiator.

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

16'0" 15'8" (4.9m 4.8m)

Two windows to the front aspect and a window to the side aspect, one and a half bowl sink unit set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, built in oven and hob with canopy extractor hood over, washing machine, integrated fridge freezer, two radiators, TV point.

## **First Floor**

### **Landing**

Doors to;

### **Bedroom One**

13'8" x 8'4" (4.19m x 2.56m)

Two windows to the front aspect, radiator.

### **Bedroom Two**

15'11" x 6'11" (4.87m x 2.11m)

Window to the side aspect, radiator.

### **Bathroom**

Window to the front aspect, white suite comprising, pedestal wash hand basin, low level wc, side panelled bath with shower over, fully tiled to the bath area with glass shower screen, radiator, extractor fan.

### **Externally**

Gates to secure allocated parking space.

## **Local Area**

St. James enjoys a prime location, offering easy access to various amenities within walking distance, including Victoria Park and the Northampton train station, providing convenient routes to both London Euston and Birmingham New Street. Residents of St. James benefit from a range of shops, supermarkets, pubs, and cafes, with the popular Sixfields shopping and retail park just a short drive or stroll away. Here, you'll find an array of dining options, renowned fast food chains, a cinema, gym, and bowling facilities.

The area boasts excellent connectivity, with quick access to major road networks such as the A43, A45, A5, and M1. Sports enthusiasts will appreciate the proximity to both the Northampton Saints Rugby Club and the Northampton Town Football Club.

## **Agents Notes**

West Northamptonshire Council

Council Tax Band: B

Lease Length: Approx 125 years

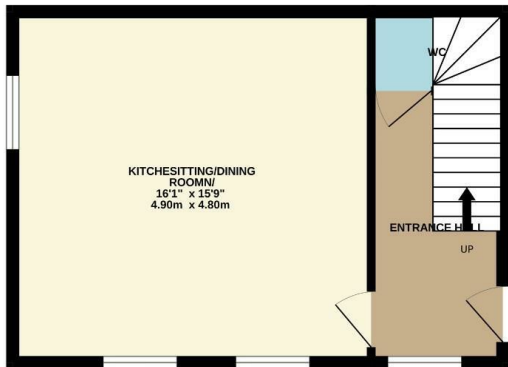
Ground Rent: and Service Charge: Approx £110 per month

Rental Amount: Approx £218 per month

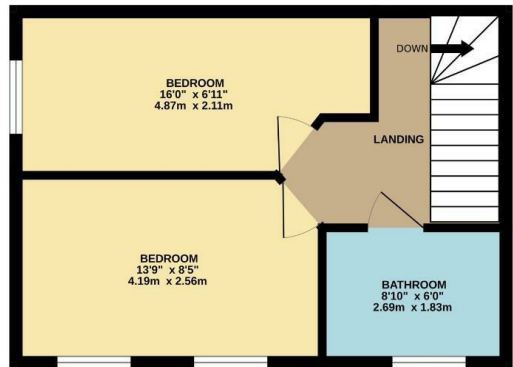
For further information please visit: <https://www.gov.uk/shared-ownership-scheme/who-can-apply>



GROUND FLOOR

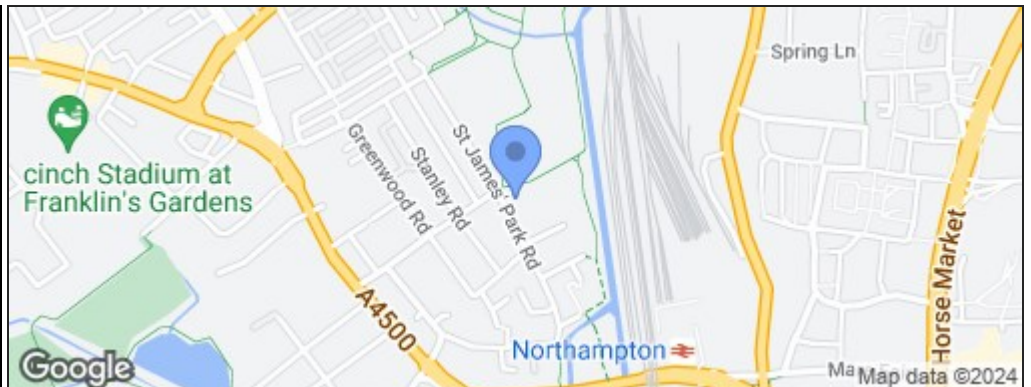


1ST FLOOR



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 ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	



**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.