

**Flat 14 Duke Hall 18 Duke Street
The Mounts
NORTHAMPTON
NN1 3BA**

£210,000



- **PENTHOUSE FLAT**
- **TWO BATHROOMS**
- **NO CHAIN**
- **TOWN CENTRE LOCATION**

- **TWO BEDROOMS**
- **SECURE PARKING**
- **IMMACULATE CONDITION**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO CHAIN is this penthouse apartment beautifully maintained two-bedroom property situated near Northampton's town centre. With a net internal area of 75m², it offers spacious living accommodation.

Upon entering, you'll find an entrance hall that leads to an open plan living and kitchen area. The kitchen is of high quality and comes equipped with an oven, induction hob, fridge/freezer, dishwasher, and washer/dryer. The living area provides ample space for relaxation and entertainment. The main bedroom features built-in wardrobes with additional storage space and boasts a well-appointed ensuite bathroom. The guest bedroom is located opposite a luxurious main bathroom. For comfort, the property is equipped with gas-fired central heating, providing warmth throughout. Additionally, high-performance double glazing with high quality remote controlled blinds helps with insulation and noise reduction. One of the advantages of this property is the availability of secured covered parking.

Overall, this penthouse apartment offers a spacious and stylish living space, high-quality fittings, and convenient amenities, making it an attractive option for those seeking a comfortable home in close proximity to Northampton's town centre.

Ground Floor

Entrance Hall

Approached via entrance door, entry phone system, radiator, doors to;

Open Plan Living Kitchen

23'3" x 13'8" max (7.09m x 4.17m max)

Lounge Area

16'8" x 13'8" (5.09m x 4.17m)

Large picture window to the rear aspect, TV point, radiator.

Kitchen Area

12'5" x 6'6" (3.81m x 2m)

Well appointed kitchen comprising; sink unit with mixer tap over set into a range of base units with high-quality worksurfaces complemented by matching upstands, wall mounted units, built in oven, induction hob with canopy extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, radiator, peninsular breakfast bar.

Bedroom One

14'5" x 11'1" (4.4m x 3.4m)

Picture window to the rear aspect, radiator, fitted wardrobes with additional storage above, TV point, door to;

Ensuite

Modern suite comprising, low level wc, wash hand basin in vanity unit, double width shower cubical with glass sliding door, chrome heated towel rail, extractor fan.

Bedroom Two

12'0" x 9'7" (3.67m x 2.93m)

Picture window to the rear aspect, radiator.

Bathroom

Modern suite comprising, low level wc and mounted wash hand basin set into a vanity unit, side panelled bath with shower over, chrome heated towel rail, extractor fan.

Parking

Secured allocated covered parking space

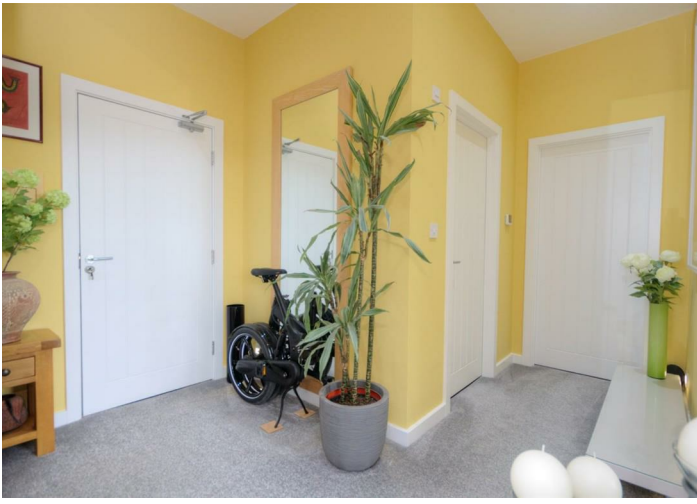
Agents Notes

Lease is for 150 years from 7th May 2020 and the annual service charge including insurance is currently £1,145 per year.

Ground rent is £250 per year

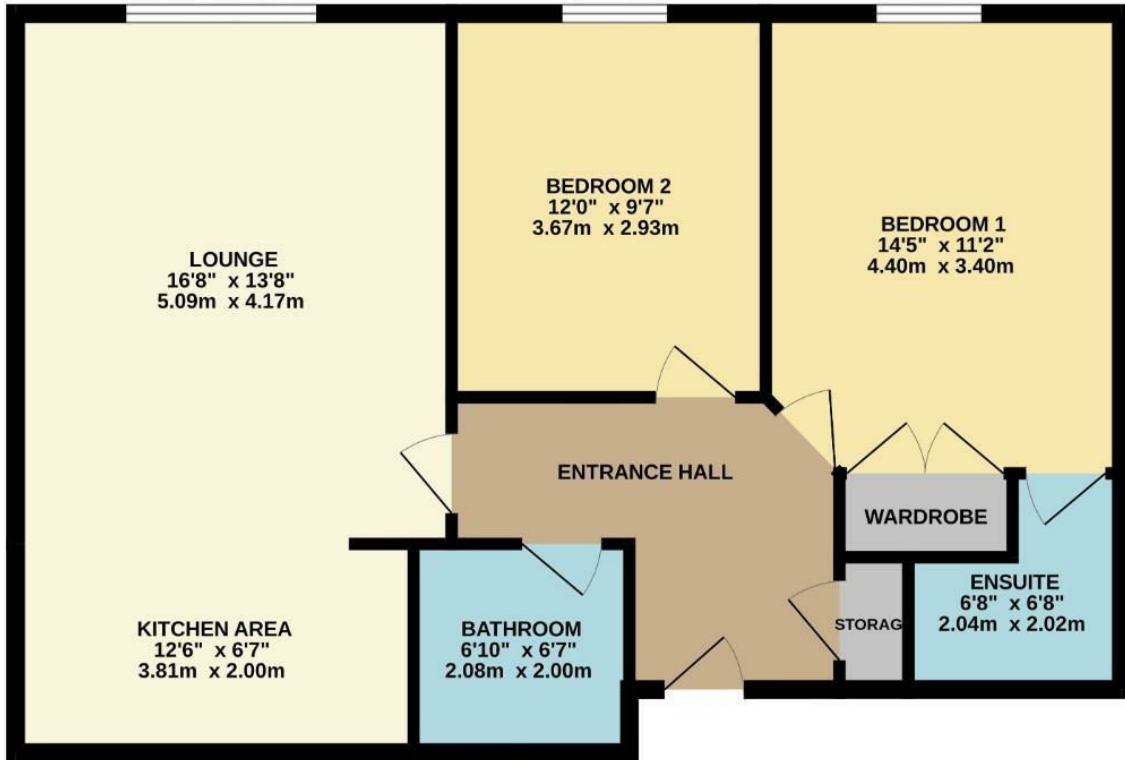
West Northamptonshire Council

Council Tax Band: C



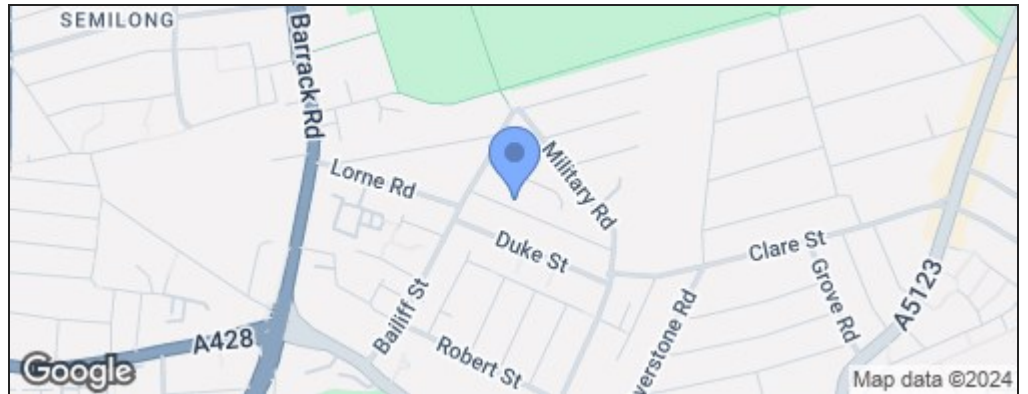


GROUND FLOOR



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	84	84
(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.