

**23C Prince Street
Earls Barton
NORTHAMPTON
NN6 0LL**

£900



- **AVAILABLE IMMEDIATELY**
- **GROUND FLOOR APARTMENT**
- **VILLAGE LOCATION**

- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** AVAILABLE IMMEDIATELY ****

Horts are delighted to offer for let this lovely ground floor two double bedroom apartment in the sought after village of Earls Barton. Offering a large open plan living area, utility room, two double bedrooms and a bathroom. There is also an off road parking space.

Ground Floor

Communal Entrance

Communal entrance area with stairs leading to upper floor apartments.

Entrance Hallway

Entrance hallway with storage area.

Open Plan Living Area

15'7" x 15'7" (4.75 x 4.75)

Large open plan living area double glazed windows to the front aspect. There is a kitchen area with base and eye level units with matching worktops and tiled splashbacks. Single bowl inset sink with drainer and mixer taps. Built in hob, oven and fridge/freezer.

Bedroom One

15'2" x 9'3" (4.64 x 2.84)

Two double glazed windows to the front aspect and radiator.

Bedroom Two

12'10" x 9'3" (3.92 x 2.84)

Double glazed window to the rear aspect and radiator.

Bathroom

Modern three piece suite comprising a WC, wash basin and a bath with shower over and shower screen. Chrome radiator and double glazed window to the rear aspect. Tiled walls and flooring.

Utility Room

Floor and eye level units with plumbing for washing machine and tumble dryer. Double glazed window to the rear aspect. Radiator.



GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.

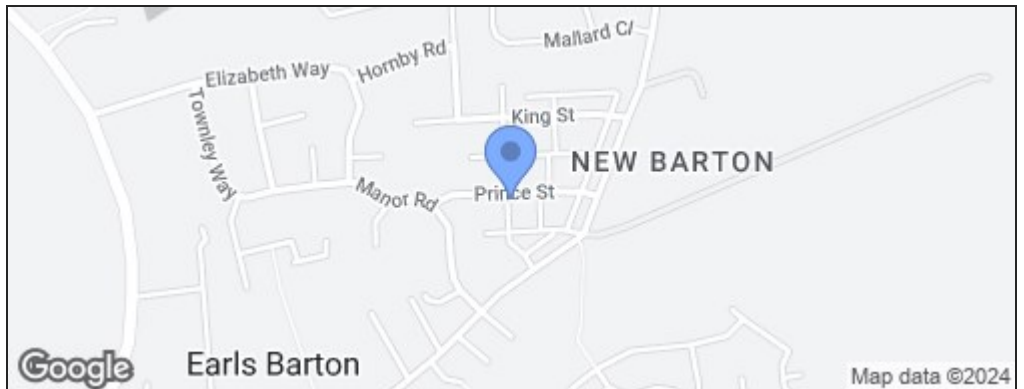


TOTAL FLOOR AREA : 631 sq.ft. (58.7 sq.m.) approx.

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.
Made with Metropix 3/2023

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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.