

**21a Prince Street
Earls Barton
NORTHAMPTON
NN6 0LL**

£189,995



- **FIRST FLOOR APARTMENT**
- **MODERN OPEN PLAN LIVING**
- **ALLOCATED PARKING**
- **LIGHT AND AIRY**

- **TWO BEDROOMS**
- **GARAGE**
- **FULLY FITTED KITCHEN**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming first-floor apartment located on Prince Street in the delightful village of Earls Barton, Northampton.

Upon entering, you are greeted by a light and spacious open plan living area, perfect for relaxing or entertaining guests. The property boasts two double bedrooms, ideal for a small family or as a guest room/home office combination.

The fully fitted kitchen is a standout feature, offering modern amenities for all your culinary needs. Imagine preparing delicious meals in this inviting space!

Situated in a popular village location, this apartment offers a peaceful retreat from the hustle and bustle of city life. The convenience of a garage and allocated parking adds to the appeal, ensuring you always have a secure place for your vehicle.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm of village living at its finest.

Entrance

Communal Hallway

Enter via a security controlled door into the communal hall and stairwell.

Entrance Hallway

Three double glazed windows to the side aspect with a radiator and laminate wooden flooring.

Open Plan Living Area

26'5" x 12'9" (8.07 x 3.9)

Offering spacious and light living with no less than seven double glazed windows to the front and side aspects. Laminate flooring and a double radiator. There's also a fully fitted kitchen area with Shaker style floor and eyelevel units with matching worktops and complementary tiling. Single bowl inset sink with drainer and Swan neck mixer taps. Built-in electric oven and gas hob with extractor hood. Plumbing for washing machine and tumble dryer with a built-in fridge freezer and dishwasher.

Bedroom One

12'11" x 11'8" (3.94 x 3.56)

Triple aspect double glazed windows to front, rear and side aspects and a double radiator.

Bedroom Two

9'7" x 7'8" (2.93 x 2.34)

Double glaze window to the side aspect with built-in wall-to-wall mirrored wardrobes and a double radiator.

Bathroom

Modern three piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Brick effect tiling to water sensitive areas and high gloss tiled flooring. Double glazed window to the side aspect and an upright chrome radiator.

Parking and Garage

The apartment benefits from a garage with electric roller shutter door and fitted with power and light. There is also an allocated parking space in front of the garage.

Local Information

Earls Barton

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

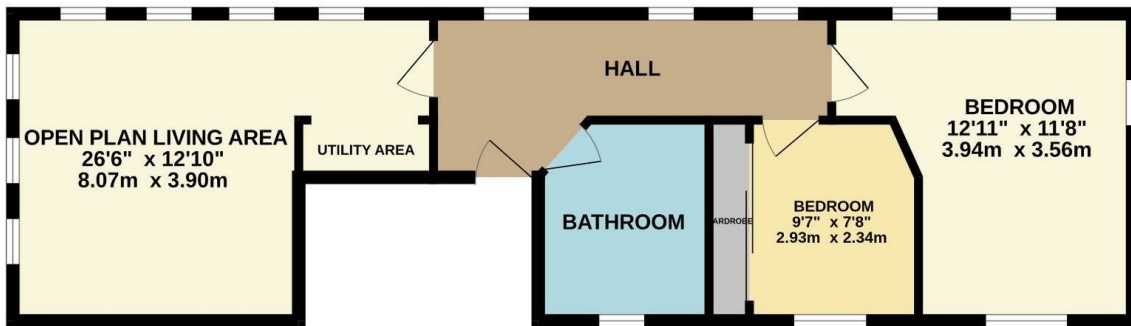
Local Authority: North Northamptonshire Council Tax Band: B

Share of Freehold

The owner has a one third share of the freehold and there is ZERO service charges or ground rent

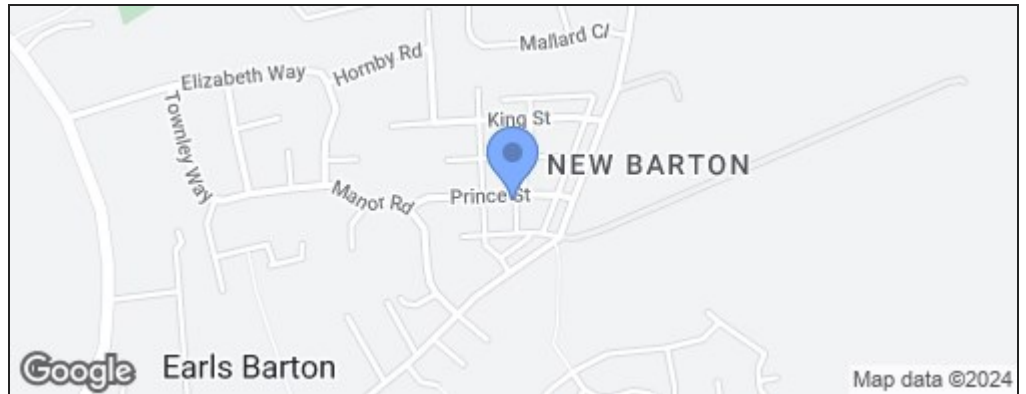


GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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		
(69-80) C	69	80
(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.