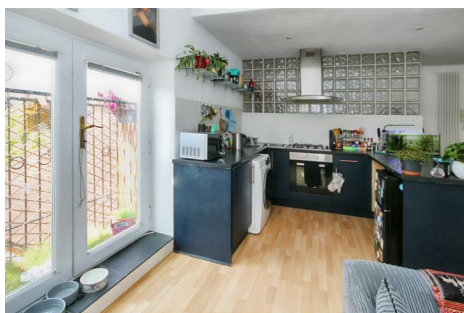


**3B The Drive
Phippsville
NORTHAMPTON
NN1 4RY**

£160,000



- **PENTHOUSE APARTMENT**
- **TWO PARKING SPACES**
- **OPEN PLAN LIVING**
- **GAS CENTRAL HEATING**

- **GREAT LOCATION**
- **STUNNING BATHROOM**
- **HUGE BEDROOM**
- **ENERGY EFFECIENCY RATING: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A wonderful opportunity has arisen to acquire this unique penthouse apartment situated in the desirable area of Phippsville. The accommodation comprises a communal hall, entrance hall, open-plan lounge/dining kitchen area with vaulted ceiling and Juliet balcony, large bedroom with fitted wardrobe, and generous sized and well appointed bathroom. Outside, there is allocated parking for two cars. The property also benefits from gas central heating and double glazing. To appreciate the condition and spacious accommodation this apartment offers, an early viewing is highly recommended.

Ground Floor

Communal Entrance Hall

Approached via entrance door, stairs rising to the first and second floor, radiator.

Entrance

Storage cupboard, stairs rising to;

Open Plan Kitchen/Dining/Living Room

16'11" x 15'1" (5.18m x 4.62m)

The lounge area is spacious, featuring a vaulted ceiling and a Juliet balcony overlooking the rear. Skylights with wall controls allow for automatic operation. The room also includes two designer radiators and a cupboard housing the combination boiler. The kitchen boasts a glass block wall and includes a twin bowl corner stainless steel sink unit set into a range of base units with work surfaces over. It also features tiled splash backs, a fitted oven and hob with extractor hood, plumbing for a washing machine, and a breakfast bar.

Bedroom

17'3" x 14'9" (5.28m x 4.50)

Window to the front aspect, large fitted wardrobe, radiator.

Bathroom

12'9" x 6'11" (3.91m x 2.12m)

The bathroom is a fantastic size, with a window to the side aspect. It features twin sinks set into a vanity unit, a WC, and a bath with a glass brick shower screen and a mains shower overhead. Additionally, there is a heated towel rail. The main area is finished with porcelain tiling, with half tiling in the remaining areas and on the floor.

Externally

Front and Rear

There are two allocated parking spaces, one at the front and one at the rear.

Agents Notes

West Northamptonshire Council
Council Tax Band A

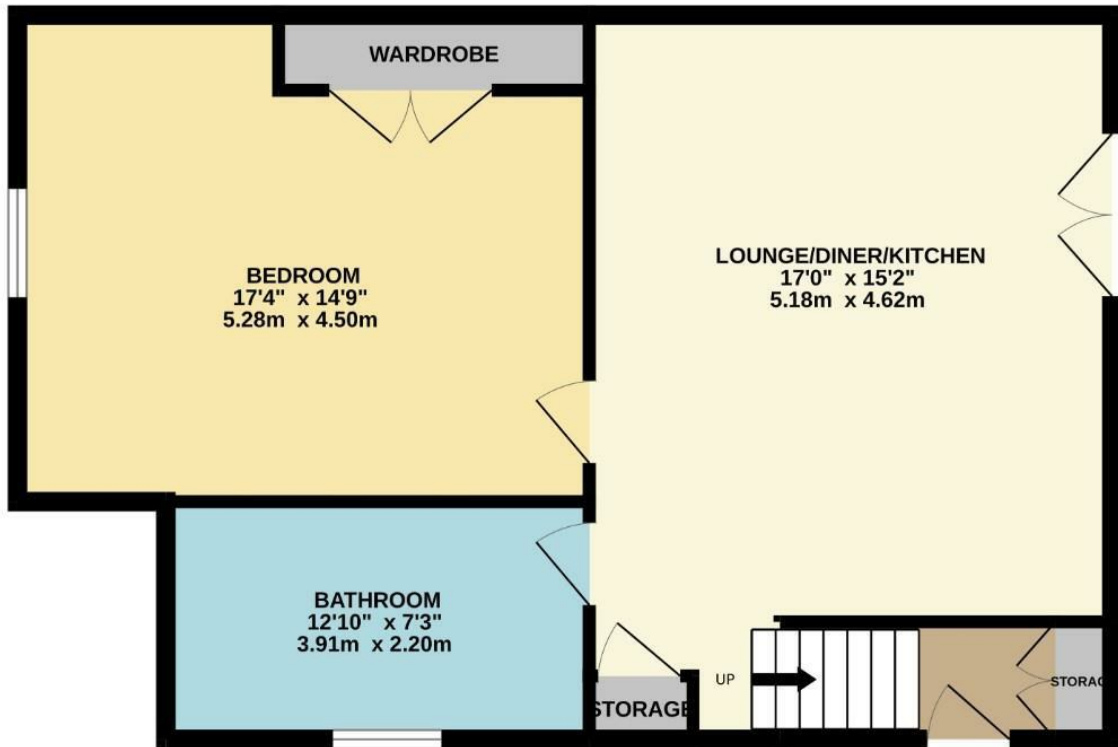
The property is Leasehold with approx. 958 years remaining.

Current ground rent: £0

Service charge is 25% of buildings insurance approximately approx £150 per annum

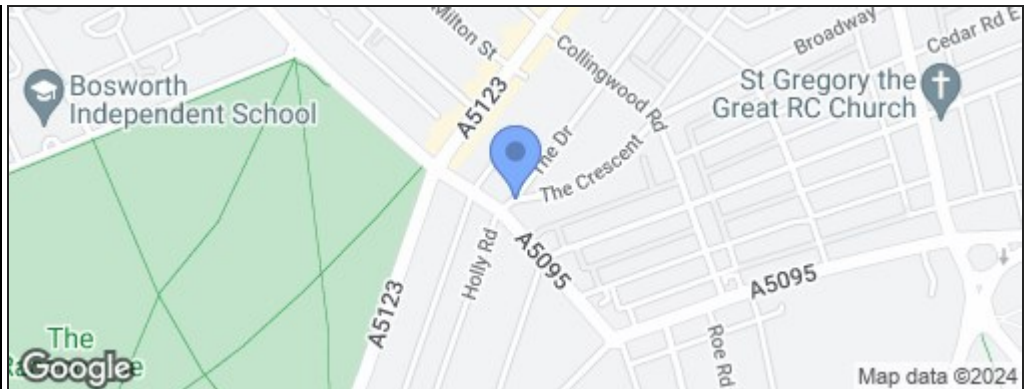


GROUND FLOOR



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			
(69-80) C			
(55-68) D		53	64
(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.