

**Lalgates Ct, 119 Harlestone Rd
Duston
NORTHAMPTON
NN5 7AF
£85,000**



- **PENTHOUSE APARTMENT**
- **RECENTLY RENOVATED**
- **COMMUNAL GARDENS**
- **VIDEO ENTRY SYSTEM**
- **DOUBLE GLAZED**

- **OVER 60'S RETIREMENT COMPLEX**
- **REFITTED KITCHEN**
- **RESIDENTS LOUNGE & GUEST SUITE**
- **LIFT TO ALL FLOORS**
- **ENERGY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Discover this beautifully refurbished penthouse apartment in a sought-after retirement complex. The accommodation features an entrance hall, a bright lounge/diner with dual-aspect windows offering views of Dallington Park, a modernized kitchen, a bathroom, and a spacious double bedroom with built-in wardrobes. Enjoy access to the communal lounge and gardens, and benefit from uPVC double glazing and newly installed electric radiators.

Entrance Hall

Built in storage cupboard, door leading to bathroom, bedroom and lounge/diner.

Lounge/Diner

16'1" x 10'2" (4.92 x 3.12)

Dual aspect windows to two sides, electric radiator, obscured glass panel doors leading to kitchen.

Kitchen

7'4" x 5'9" (2.24 x 1.77)

Refitted with a range of wall and base level units with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted electric hob with extractor over, built in fridge, built in freezer tiled splash backs, window to front aspect.

Bedroom One

9'6" x 11'7" (2.92 x 3.55)

Fitted wardrobes, window to side aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, vanity unit with inset sink, panel bath with fitted shower over, full height tiling to all walls.

Externally

Garden

Communal gardens with established borders, patio areas, lawn areas, communal lounge with resident access and kitchenette.

Agents Notes

Local Authority: West Northamptonshire Council

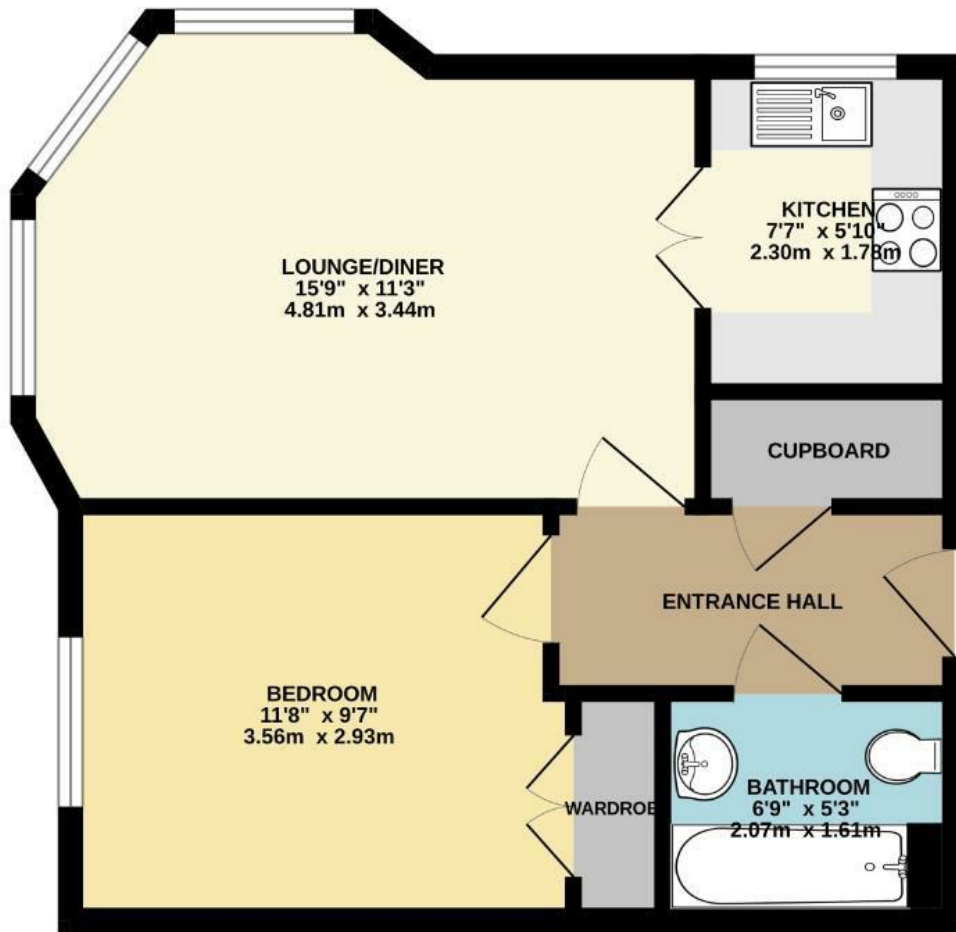
Council Tax Band: C

Ground Rent: £394 per year

Service Charge: £3,488 per year



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

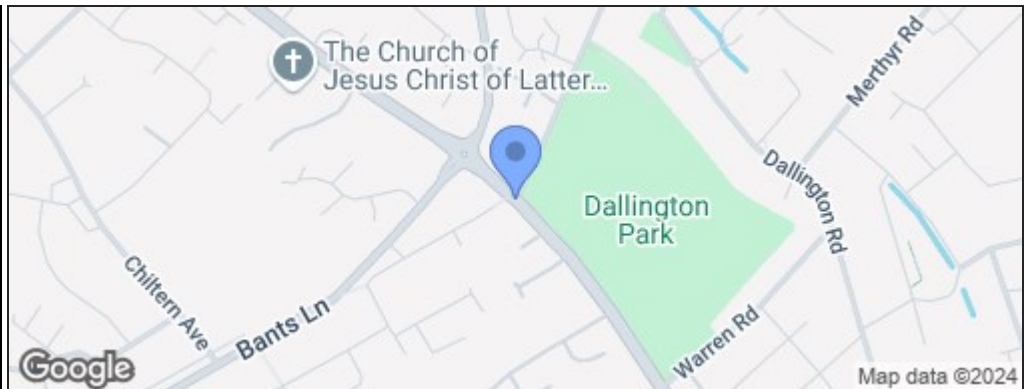


TOTAL FLOOR AREA : 419 sq.ft. (39.0 sq.m.) approx.

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		
(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.