

**69 The Avenue  
Cliftonville  
NORTHAMPTON  
NN1 5BT**

**No Onward Chain**



- **VIRTUAL TOUR AVAILABLE**
- **OPEN PLAN LIVING**
- **ALLOCATED OFF ROAD PARKING**
- **SEPARATE STORAGE CUPBOARD**

- **LARGE MODERN APARTMENT**
- **MODERN KITCHEN AND BATHROOM**
- **NO UPPER CHAIN**
- **ENERGY PERFORMANCE RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no chain, this superbly presented and stylish ground floor flat forms part of a modern conversion in the sought after Cliftonville area of Northampton, close to the General Hospital, University and the Town Centre, The accommodation comprises: an entrance hall, open plan living/dining room with an open kitchen area, a large double bedroom with built in wardrobe and a modern bathroom with a contemporary suite. Further benefits include; allocated parking in a private car park to the rear of the building and a large walk-in storage cupboard with power and light connected in the entrance lobby as well as electric heating and double glazing. The property is offered with vacant possession and would make a fantastic first home, potential investment or Pied de Terre/second home.

## **Internal Accommodation**

### **Entrance Lobby**

Entered via a communal entrance door with a security phone entry system, door to a large walk in cupboard providing storage for a bicycle or sports items and with power and light connected for appliances, further door to internal lobbies leading to the apartment.

### **Entrance Hall**

Entered via a private timber door, electric panel heater, doors to the accommodation.

### **Open Plan Living Area**

17'1 x 15'11 (5.21m x 4.85m)

A large light and airy room with Southerly facing rear aspect and two double glazed windows to the rear elevation, wall mounted electric heater, television point, open kitchen area fitted with a range of wall and base level units with complementary work surfaces over, integrated electric oven and hob with an extractor over, integrated fridge and dishwasher, automatic washer/dryer, peninsula breakfast bar, inset spot lighting, wall mounted storage units, vinyl flooring.

### **Bedroom**

11'11 x 10'11 (3.63m x 3.33m)

Double glazed window to the rear elevation, wall mounted electric heater, television point, sliding mirror doors to a wardrobe and cupboard housing the hot water cylinder.

### **Bathroom**

Fitted with a stylish and contemporary suite comprising a panelled bath with a shower and screen over, vanity unit housing drawers and a wash basin and an enclosed cistern W.C., tiling to splash back areas, extractor fan, spot lighting, wall mounted electric heater.

## **Outside**

### **Parking**

There is allocated off road parking for one vehicle to the rear of the property in a private car park.

### **Agents Notes:**

Local Authority: Northampton

Council Tax Band: B

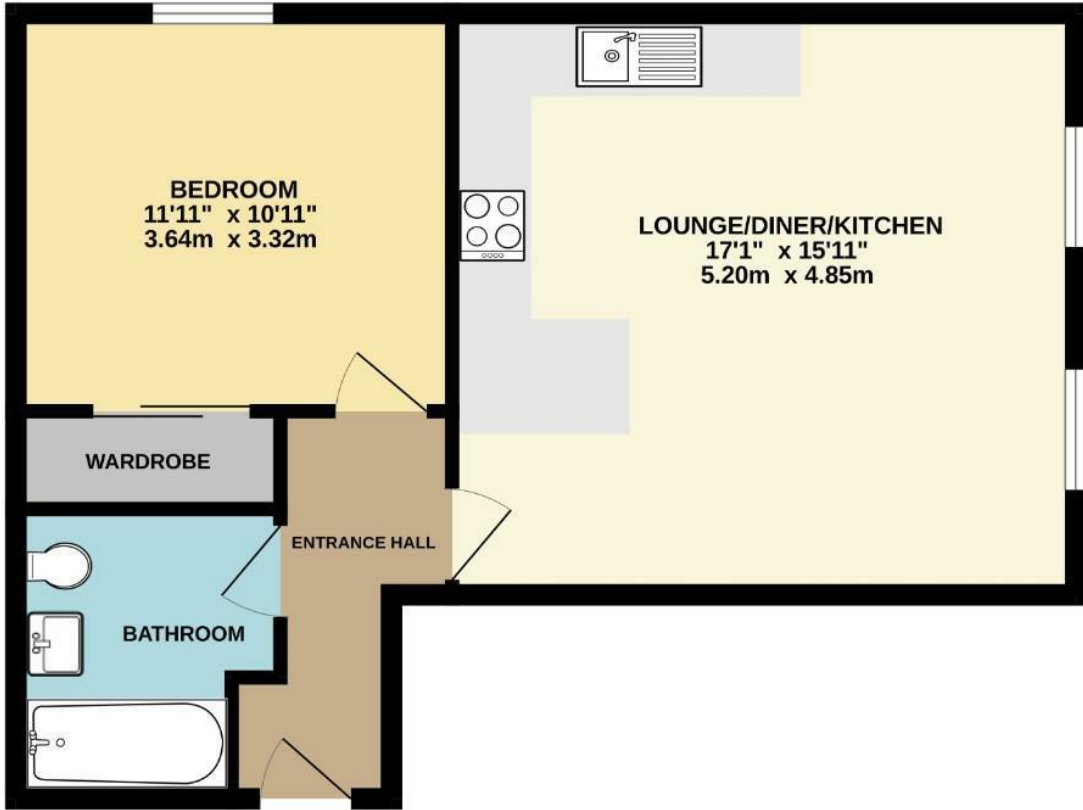
Lease:115 years remaining

Ground Rent: £125.00 per annum

Service Charge: £1,441 per annum



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.