

**6 Park Drive  
Kings Heath  
NORTHAMPTON  
NN5 7JU**

**£90,000**



- NO CHAIN
- FIRST FLOOR
- COMMUNAL GARDENS
- LEASEHOLD

- ONE BEDROOM
- DOUBLE GLAZING
- STORAGE HEATERS
- ENERGY EFFICIENCY RATING; D

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



PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom first floor apartment offered with vacant possession, with easy access to local amenities and Northampton Link Roads. The accommodation comprises, entrance hall, lounge and balcony, separate kitchen double bedroom and bathroom. Additional benefits include double glazing, external storage areas, and access to communal gardens.

### **Entrance Hall**

Double glazed window to front aspect, loft access, entry intercom, doors to;

### **Lounge**

13'8" x 11'5" (4.17 x 3.50)

Double glazed window to rear aspect, double glazed door to balcony, wall mounted storage heater.

### **Kitchen**

2.80 x 2.16

Double glazed window to front aspect, wall and base units, with work surfaces, stainless steel sink and drainer, airing cupboard, storage cupboard with fuse box.

### **Bedroom**

3.87 x 3.06

Double glazed window to rear aspect, wall mounted storage heater.

### **Bathroom**

Frosted double glazed window to front aspect, panel bath with shower attachment, pedestal wash hand basin, low level w.c, extractor fan, and complimentary tiling.

### **Externally**

Comunal rear gardens, and storage shed.

### **Agents Note**

Lease until 2128

Apr 2024 to Jun 2024 - £145.87 (includes Ground rent)

July 2024 to Sept 2024 - £138.16

Oct 2024 to Dec 2024 - £138.16

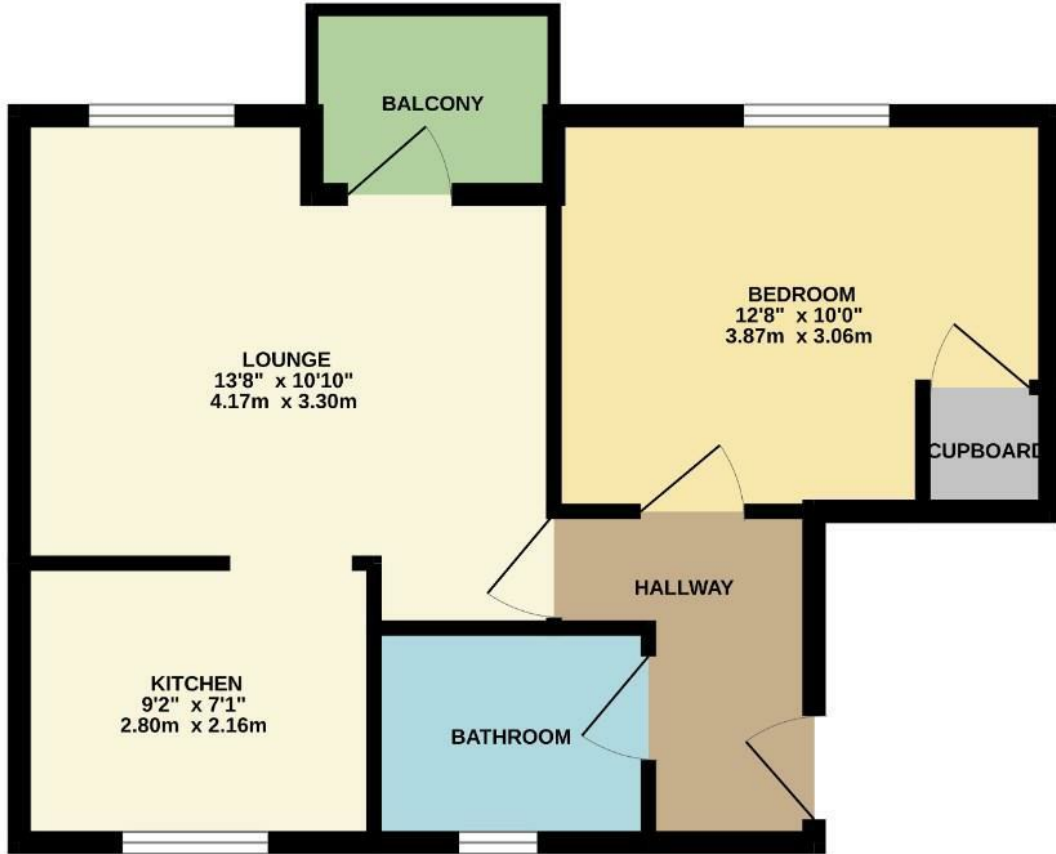
Jan 2025 to Mar 2025 - £138.16

Ground Rent £10 Per annum



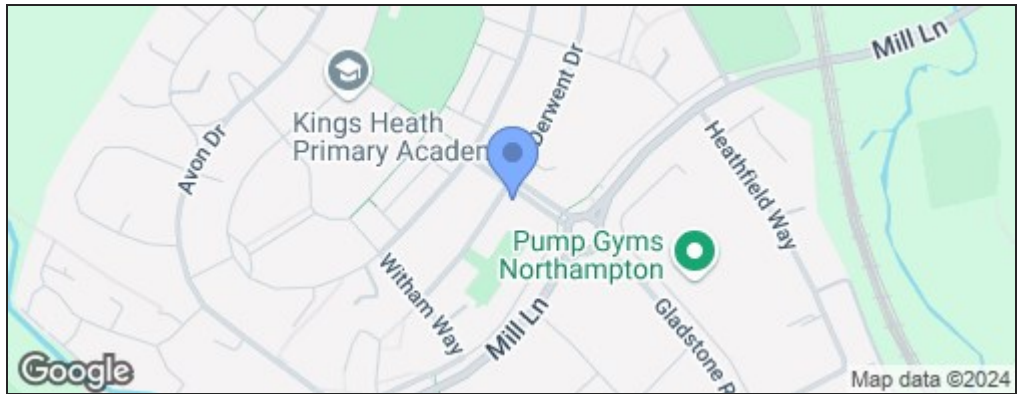


GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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>                            |                         | <b>63</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 |           | <b>76</b> |



**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.