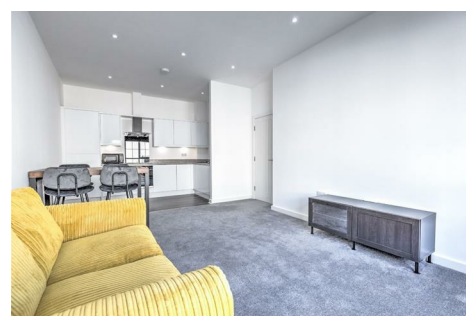


**Flat 7, Duke Hall Duke Street
The Mounts
NORTHAMPTON
NN1 3BA**

£160,000



- **RECENTLY CONSTRUCTED APARTMENT**
- **SPACIOUS BEDROOM**
- **LARGE WINDOWS**
- **SECURE OFF ROAD PARKING**
- **OPEN PLAN RECEPTION ROOM**
- **HIGH CEILINGS**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING : B**

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PERSONAL • PROFESSIONAL • PROACTIVE

Set in a recently constructed and highly sought after block of executive apartments close to the town centre, this spacious one bedroom apartment features high ceilings, large windows, integrated appliances, secure off road parking, and is offered in exceptional condition. With accommodation comprising in brief; entrance hall, open plan reception with lounge, dining, and kitchen areas, a large bedroom, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Entrance Hall

Enter via wooden door, storage cupboard housing combination boiler, radiator.

Open Plan Reception

23'1" x 12'4" reducing to 11'0" (7.04 x 3.77 reducing to 3.37)

UPVC window to side aspect with fitted blinds, radiator.

Kitchen Area

A range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, integrated appliances to include dishwasher, oven, fridge/freezer, induction hob, and washer/dryer, radiator.

Bedroom

11'10" x 10'7" (3.62 x 3.25)

UPVC window to side aspect with fitted blinds, radiator.

Bathroom

6'10" x 6'5" max (2.09 x 1.98 max)

Bath unit with shower over, inset sink unit with storage under, low level wc, chrome heated towel rail.

Parking

Secure car park accessed via remote gate on Duke Street, one allocated space.

Agents Note

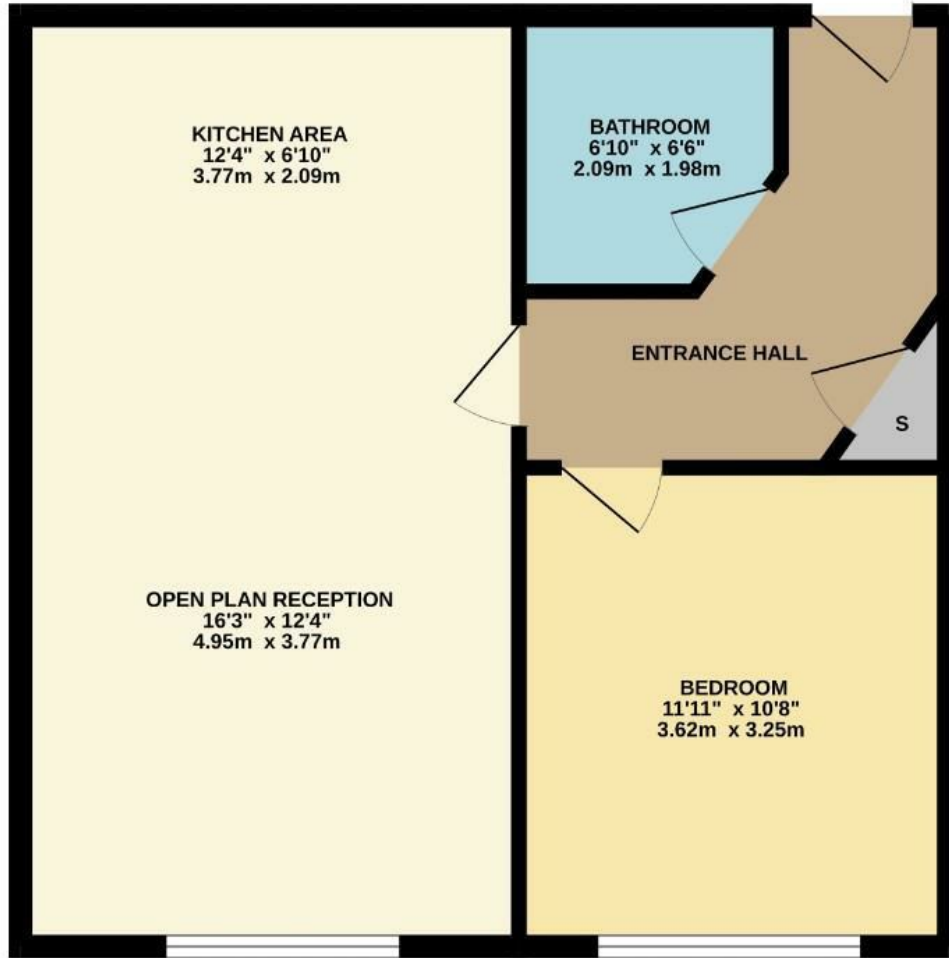
Local Authority: West Northamptonshire

Council Tax Band: B

We are advised there are approximately 146 years remaining on the lease, the service charges are approximately £982 per annum, and the ground rent is approximately £250 per annum.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

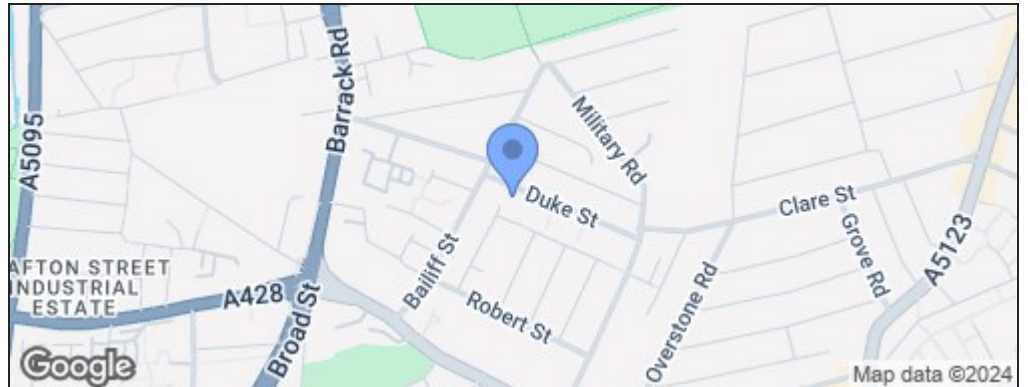


TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

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		84	84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.