

**63 Park Corner
St James
NORTHAMPTON
NN5 5FL**

£175,000



- **FIRST FLOOR APARTMENT**
- **BALCONY OFF THE LOUNGE**
- **ALLOCATED PARKING**
- **CLOSE TO TOWN AND STATION**

- **TWO BEDROOMS**
- **EXCELLENT CONDITION**
- **RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented two bedroom modern apartment on the top floor, with a south-west facing balcony situated in the popular Life Building development in St James, within walking distance of Northampton Train Station and Town Centre. The property has undergone recent redecoration and is now offered in excellent condition, along with a recently refitted combination boiler. The accommodation comprises; secured communal entrance, hallway, open plan lounge/dining room with double French Doors opening onto the balcony, kitchen with integrated appliances, two bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, a long lease, allocated off road parking, access to a residents only outdoor gym, an on-site management company, and no upper chain.

Entrance Hall

Radiator, entry phone, access to loft, airing cupboard, thermostat, alarm, doors to; lounge, bedrooms and bathroom.

Lounge / Dining Room

18'5" x 12'10" (5.62 x 3.92)

Radiator, entry phone, access to loft, airing cupboard, thermostat, alarm, doors to; lounge, bedrooms and bathroom.

Balcony

A good sized balcony with space for a small table, fully decked, hand rail and safety barriers.

Kitchen

9'8" x 7'8" (2.95 x 2.34)

Built in stainless steel oven with five ring hob, stainless steel extractor and stainless steel splash back, fridge/freezer, integrated dishwasher, integrated washing machine, cupboards to two walls, roll top work surfaces with tiling above and units under, media points.

Bedroom one

9'7" x 14'9" (2.94 x 4.52)

Double glazed window to front elevation, two built in wardrobes, media points, radiator.

Bedroom two

10'6" x 8'5" (3.21 x 2.59)

Double glazed window to front elevation, wardrobe recess, media points, radiator.

Bathroom

"P" bath with shower off mains water supply, shower door, tiling to splash back areas, wash hand basin with vanity unit, closed coupled W.C, wall mounted mirrored cabinet, wall mounted mirror, heated towel rail, electric shaver point, tiled flooring.

Externally

Allocated parking to rear (space 63J). There is also visitor parking (spaces marked VP).

Agents notes

Lease length: 999 years from 1 January 2001

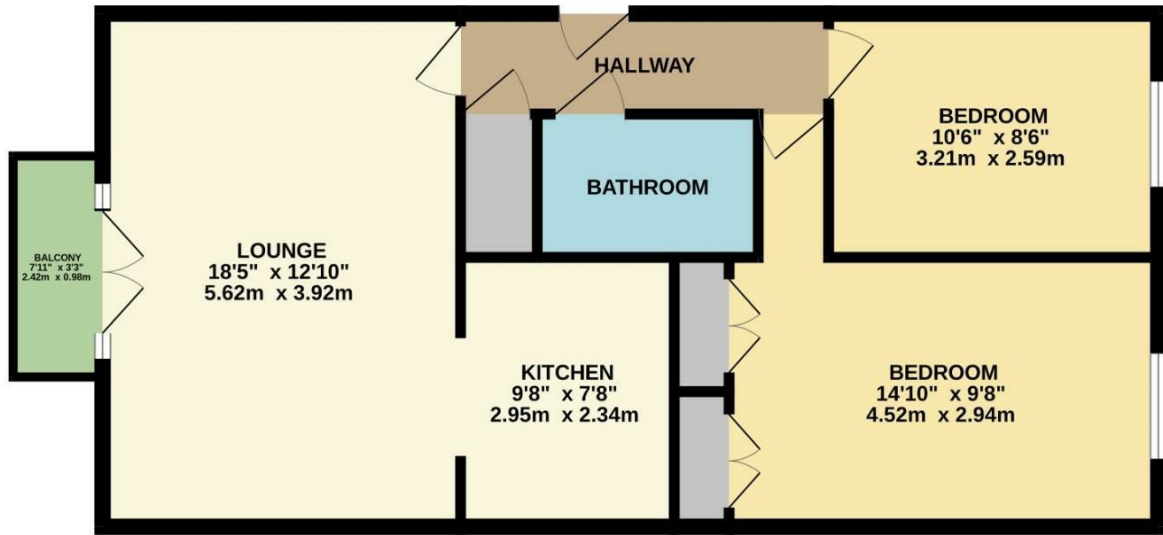
Service charge: £70 monthly

Ground rent: £1 per annum

Council tax band: C

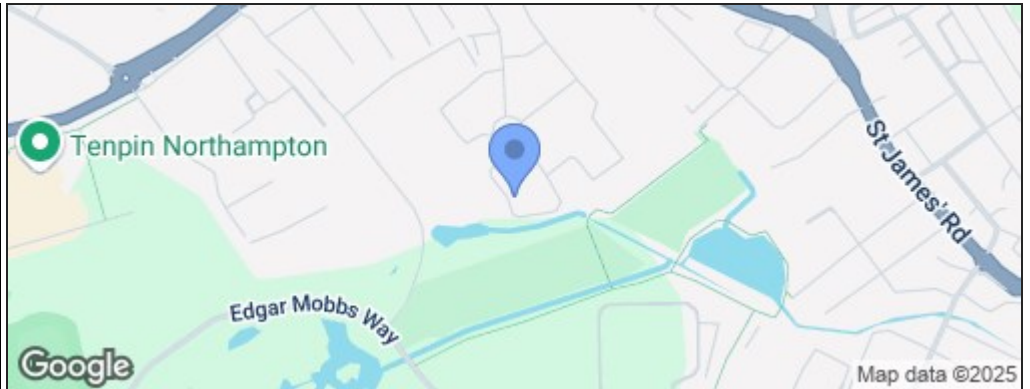


GROUND FLOOR



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.