

**37 Brook View
Grange Park
NORTHAMPTON
NN4 5DR**

£160,000



- **GROUND FLOOR APARTMENT**
- **FITTED KITCHEN**
- **SUPERB COMMUTER LOCATION**
- **IDEAL FIRST HOME**

- **TWO BEDROOMS**
- **ALLOCATED PARKING**
- **LOCAL AMENITIES**
- **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, purpose built apartment in the sought after Grange Park area of Northampton, located to the south and within easy access of Northampton Town Centre. The generously sized accommodation comprises; an entrance hall, sitting/dining room, stylishly fitted modern kitchen, two double bedrooms and a shower room. Benefits include double glazing and allocated off road parking.

Entrance Hall

Entered via a private entrance door, doors to the accommodation, airing cupboard and storage cupboard.

Lounge

14'8 x 11'11 (4.47m x 3.63m)

French doors to the rear elevation, television point, feature fireplace, coving.

Kitchen

9'4 x 9'3 (2.84m x 2.82m)

Fitted with a modern range of wall and base level units with complementary work surfaces, inset one and a half bowl sink drainer unit, integrated oven and hob with an extractor over, space and plumbing for a washing machine, fridge freezer point, double glazed window to the side elevation.

Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

Double glazed window to the rear elevation.

Bedroom Two

12'9 x 9'8 (3.89m x 2.95m)

Double glazed window to the side elevation.

Shower Room

Fitted with a suite comprising a tiled shower cubicle, low level W.C. and wash basin, heated towel rail, double glazed window to the side elevation.

Externally

To the front of the property there is allocated off road parking and to the rear green open areas with a walkway

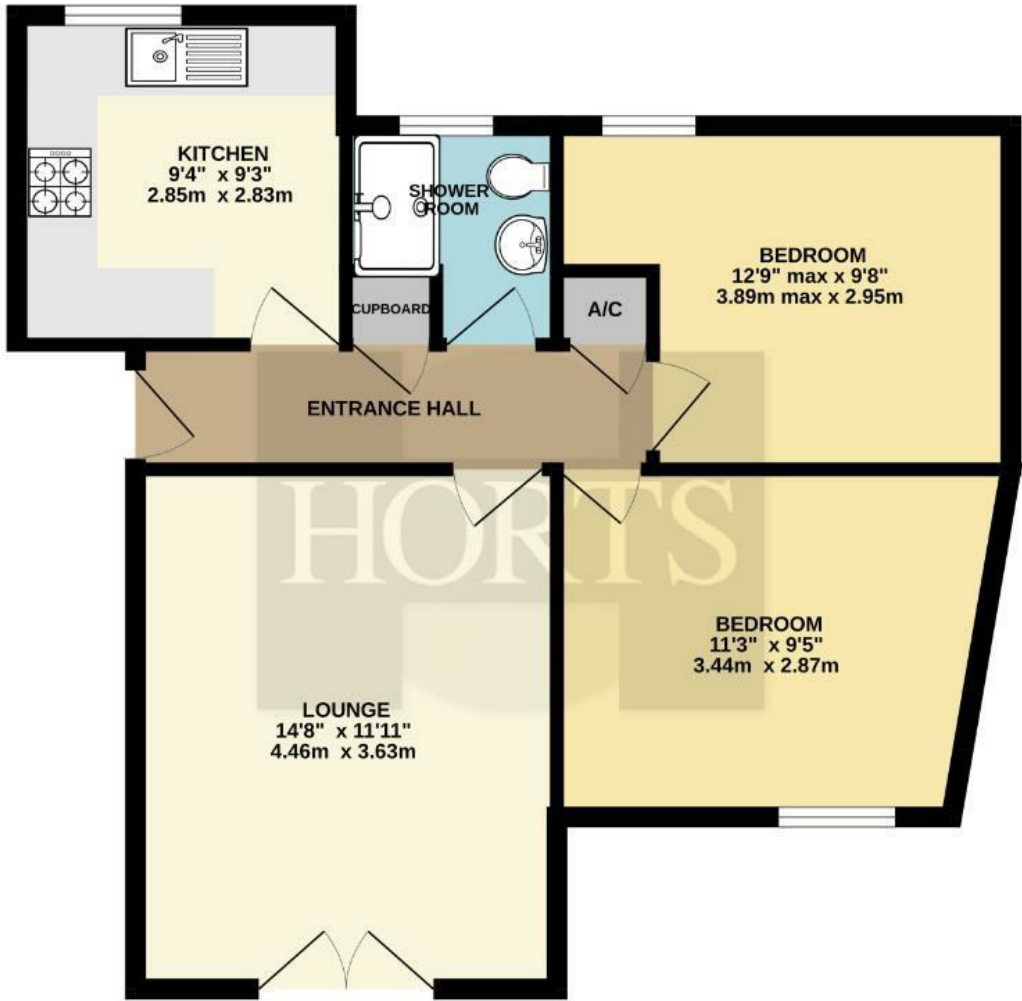
Agents Notes:

Lease: 155years - 135 years left

SERVICE CHARGE £2,024 PER ANNUM

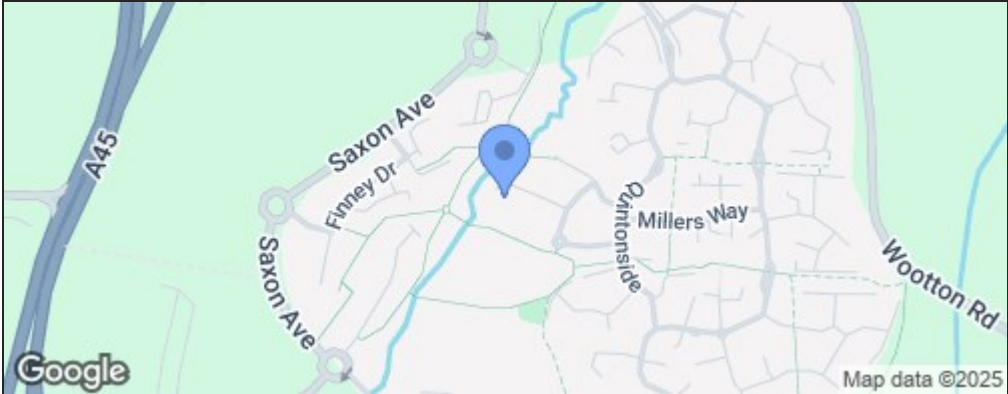
GROUND RENT £234 PER ANNUM

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (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.