

**23 Martonia Buildings, Artizan
Road
NORTHAMPTON
NN1 4HS**

£145,000



- **PENTHOUSE DUPLEX APARTMENT**
- **OPEN PLAN RECEPTION WITH VAULTED CEILING**
- **LOCATED IN THE HEART OF ABINGTON**
- **ALLOCATED SECURED PARKING SPACE**
- **EXCELLENT CONDITION**
- **LARGE WINDOWS FOR LIGHT AND AIRY SPACE**
- **NO UPPER CHAIN**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A penthouse duplex apartment in the heart of Abington, offered in excellent condition with large windows offering a light and airy space, with the added benefit of secure gated parking. The accommodation comprises in brief; entrance hall, bathroom, and an open place reception/kitchen with vaulted ceiling. Stairs lead to an upper floor with a large bedroom. The property also benefits from double glazing, radiator heating, and no upper chain.

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard.

Lounge/Dining Room/Kitchen

19'4" x 16'0" max (5.90 x 4.90 max)

Lounge/Dining Room

High beam ceiling, radiators, three windows to front elevation.

Kitchen Area

Refitted and offering wall and base mounted cupboards with work surface space, inset single drainer stainless steel sink unit, electric oven, inset electric hob with extractor over, washing machine, fridge, laminate flooring.

Bathroom

Three piece white suite comprising panel bath with shower and screen, pedestal hand wash basin, W/C with enclosed cistern, laminate flooring, radiator, frosted double glazed window to side elevation.

Bedroom

12'5" x 10'4" (3.80 x 3.15)

Radiator, four large Velux windows offering excellent natural light, raised recess with under eaves storage cupboard, further cupboard housing hot water cylinder.

Externally

Parking

The property has a secure allocated parking space with electric gates.

Agents Notes

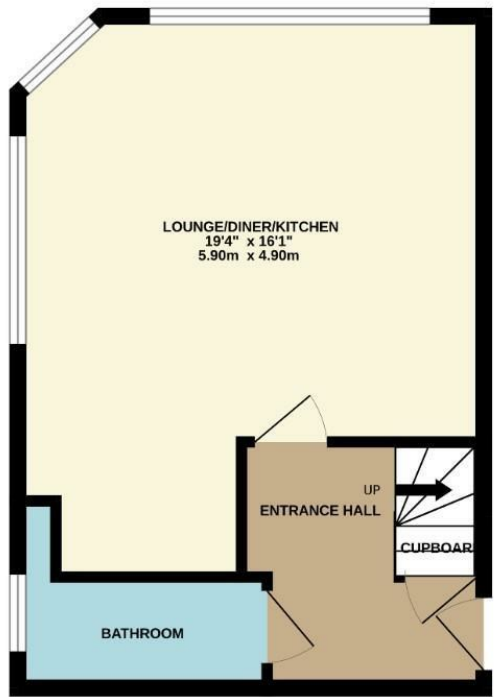
Local Authority: West Northamptonshire

Council Tax Band: C

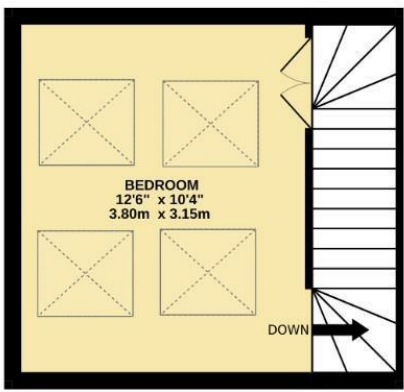
The vendors advises there are approximately 980 years remaining on the lease. The service charges and ground combined are approximately £1600 per annum, including water.



SECOND FLOOR

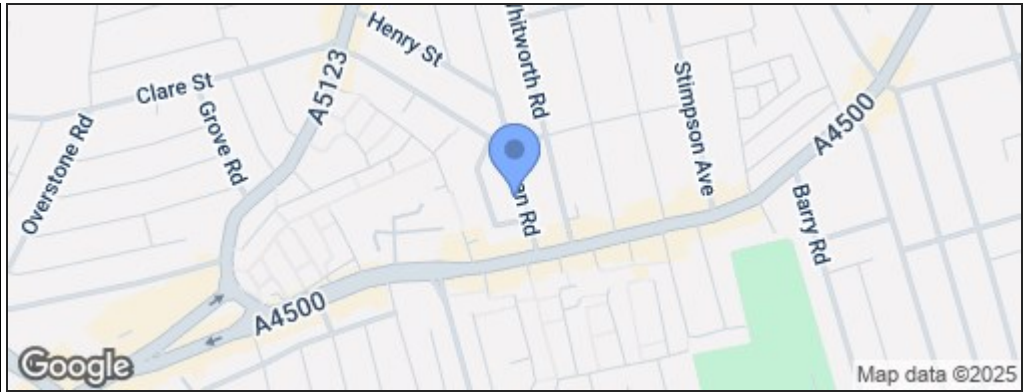


THIRD FLOOR



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	



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.