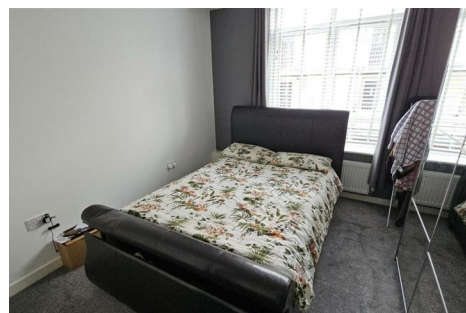
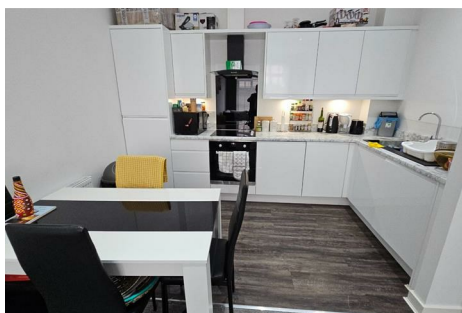


**Flat 2 - 18 Duke Street
The Mounts
NORTHAMPTON
NN1 3BA**

£140,000



- **GROUND FLOOR FLAT**
- **OPEN PLAN LIVING SPACE**
- **BUILT IN APPLIANCES**

- **ONE BEDROOM**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming apartment located on Duke Street in The Mounts, Northampton. This modern property boasts a spacious open plan living area, perfect for entertaining guests or simply relaxing after a long day.

With one reception room, one bedroom, and a well-appointed bathroom, this apartment offers a comfortable and convenient living space. The bedroom is larger than average, providing ample room for all your furniture and personal touches. Lift to all floors.

Situated close to the town centre, this property offers easy access to a variety of amenities, including shops, restaurants, and entertainment options. Whether you're looking for a cozy home to call your own or a savvy investment opportunity, this apartment has plenty to offer.

Don't miss out on the chance to make this lovely apartment your own - schedule a viewing today and envision the possibilities that await you in this desirable Northampton location.

Ground Floor

Communal Entrance Hall

Stairs leading to all floors, doors to communal bin and storage area.

First Floor

Apartment Entrance Hall

Radiator, built in storage cupboard housing boiler, doors to:

Open plan Lounge/Dining and Kitchen

23'1" x 11'4" (7.05 x 3.47)

Lounge/Dining Area

TV point, radiator, double glazing window to rear.

Kitchen Area

11'3" x 6'6" (3.44 x 1.99)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in fridge/freezer, washing machine and dishwasher, fitted hob with extractor fan above, fitted oven.

Bedroom One

12'9" x 10'7" (3.90 x 3.24)

Radiator, double glazed window to rear.

Bathroom

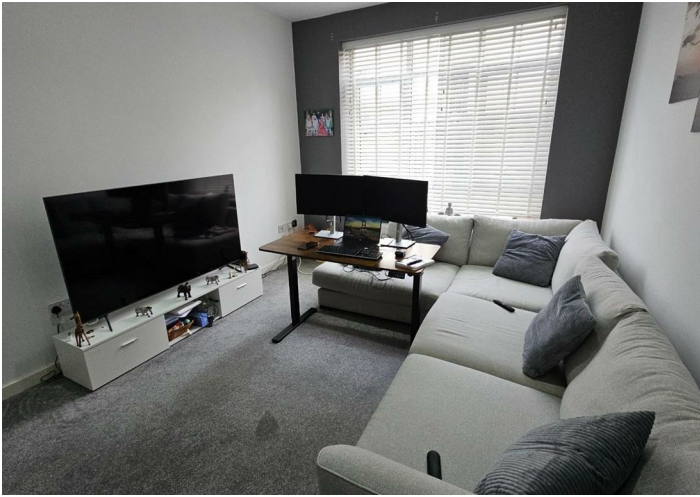
Modern suite comprising bath unit with shower unit above, hand wash basin, heated towel rail.

Agents Notes

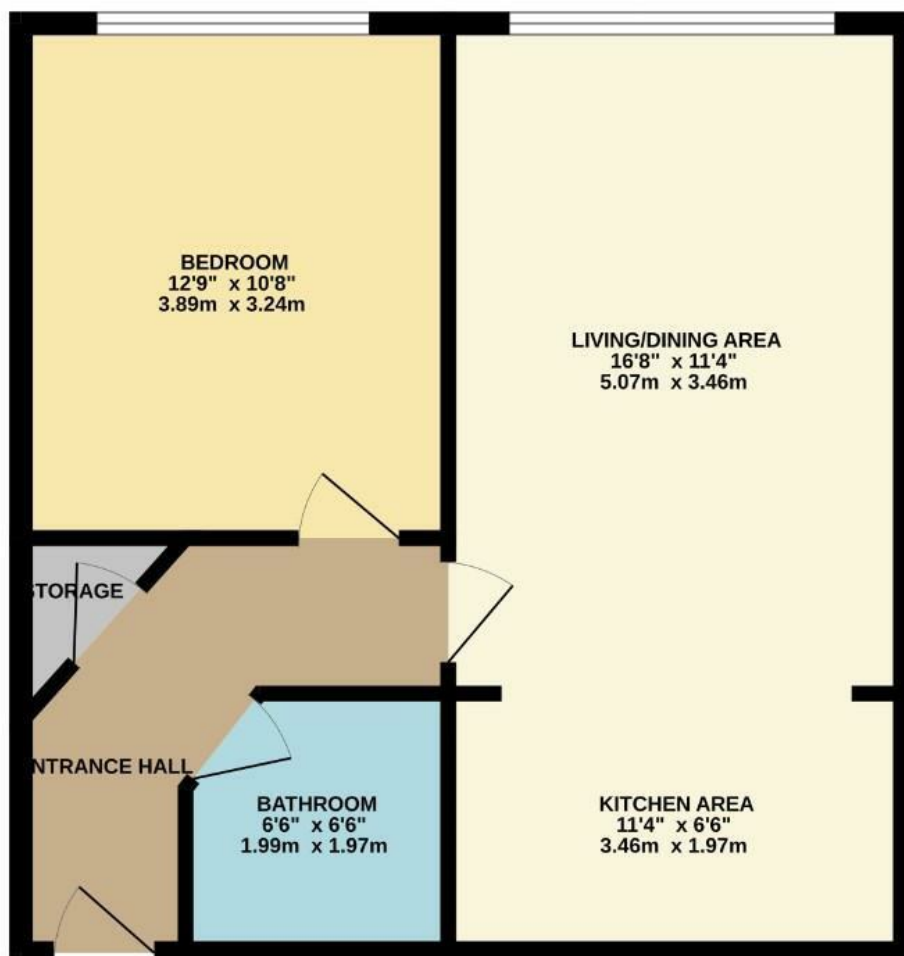
Leasehold - 146 years

SC is £1000pa approx.

GR is £125 - 6 monthly and is fixed for 17 years



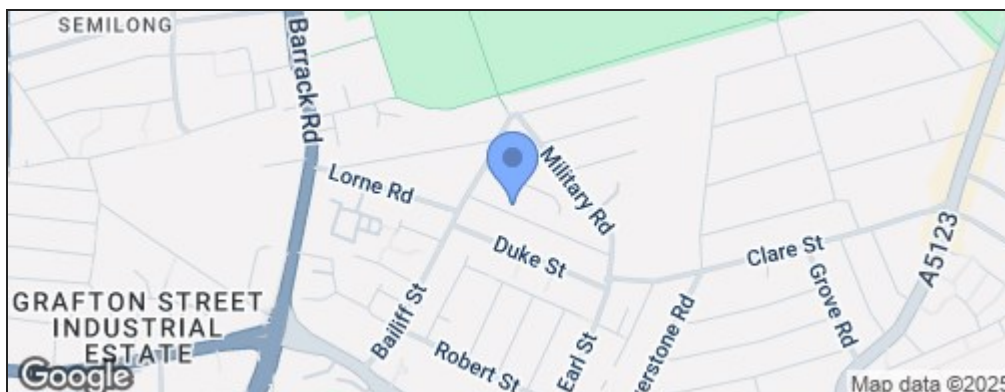
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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		
(81-91) B		
(69-80) C	79	79
(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.