

**Flat 1 Watermill Way
Collingtree
NORTHAMPTON
NN4 0BF**

£179,995



- **GROUND FLOOR APARTMENT**
- **TWO BEDROOMS**
- **OPEN PLAN KITCHEN / LOUNGE**
- **BUILT IN 2024**
- **DOUBLE GLAZING**

- **NO ONWARD CHAIN**
- **BATHROOM & EN-SUITE**
- **ALLOCATED PARKING**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A ground floor apartment built by Bovis Homes in 2024 and offered with no onward chain. The accommodation comprises of an entrance hall, open plan lounge/diner/kitchen, two bedrooms with an en-suite to the master and a family bathroom. Outside there are communal areas with allocated parking and a bike store. Further benefits include uPVC double glazing and no onward chain.

Entrance Hall

Enter via door, window to side aspect, two built in storage cupboards, doors leading to all rooms.

Open Plan Lounge/Kitchen

22'0" x 10'7" (6.71 x 3.25)

Lounge

Dual aspect windows to front and side.

Kitchen

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric oven, fitted gas hob with extractor hood over, built in washing machine, built in fridge/freezer, window to side aspect.

Bedroom One

9'1" x 11'8" (2.78 x 3.56)

Window to front aspect, door to en suite.

En Suite

Fitted with a three piece suite comprising low level W/C, pedestal sink, corner shower cubicle with fitted shower, tiled splashbacks, extractor fan.

Bedroom Two

11'8" x 7'4" (3.56 x 2.26)

Window to front aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with mixer tap shower over, tiled splashbacks, extractor fan, obscure window to rear aspect.

Externally

Communal Areas

Allocated parking space.

Agents Notes

Council Tax Band: B

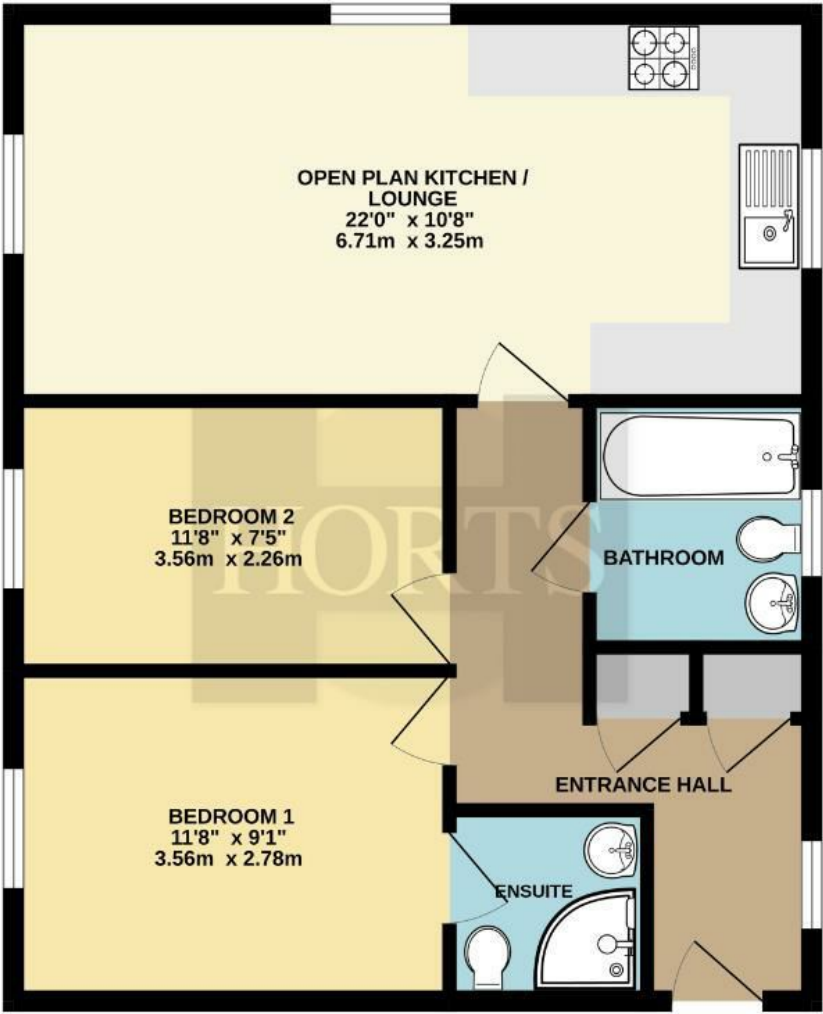
Lease Information

Service Charge/Ground Rent: £1,995 per year

Length of Lease: 999 years from 2024



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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.