

6 Theatre Court Derngate

**NORTHAMPTON
NN1 1TY**

£169,950



- **SECOND FLOOR APARTMENT**
- **OPEN-PLAN LIVING ROOM/ KITCHEN**
- **UPVC WINDOWS**
- **LOCATED IN CULTURAL QUARTER**
- **ALLOCATED PARKING**

- **TWO BEDROOMS**
- **FOUR PIECE BATHROOM**
- **RADIATOR HEATING**
- **5 MINS WALK TO STATION**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious two-bedroom, second floor apartment, located in the Cultural Quarter of Northampton Town Centre, and only a five-minute walk to the train station (Euston in one hour). The property was converted by a local developer twenty years ago and offers allocated and secure parking. The apartment benefits from an open-plan lounge/ kitchen with integrated appliances, gas radiator heating and uPVC double glazing. Offered with vacant possession.

Entrance hall

Entry through hardwood door, twin cupboards, window to rear.

Lounge/Dining Room /Kitchen

28'1" x 13'9" max (8.56 x 4.20 max)

A very spacious and light open-plan room offering a window and a Juliet balcony to the front. Laminate wood flooring. L-shaped kitchen with base and wall-mounted cupboards, inset sink, built-in single oven, gas hob and extractor, built-in fridge/freezer, washing machine and dishwasher.

Bedroom One

11'6" x 11'5" (3.53 x 3.50)

Juliet balcony to rear elevation.

Bedroom Two

10'5" x 9'0" (3.19 x 2.75)

Window to rear elevation.

Bathroom

A four-piece suite comprising a panel bath, shower cubicle, pedestal wash hand basin and close-coupled W.C. Half tiling to walls.

Externally

Allocated parking for one car located to the rear.

Agents Notes

Council Tax Band: B

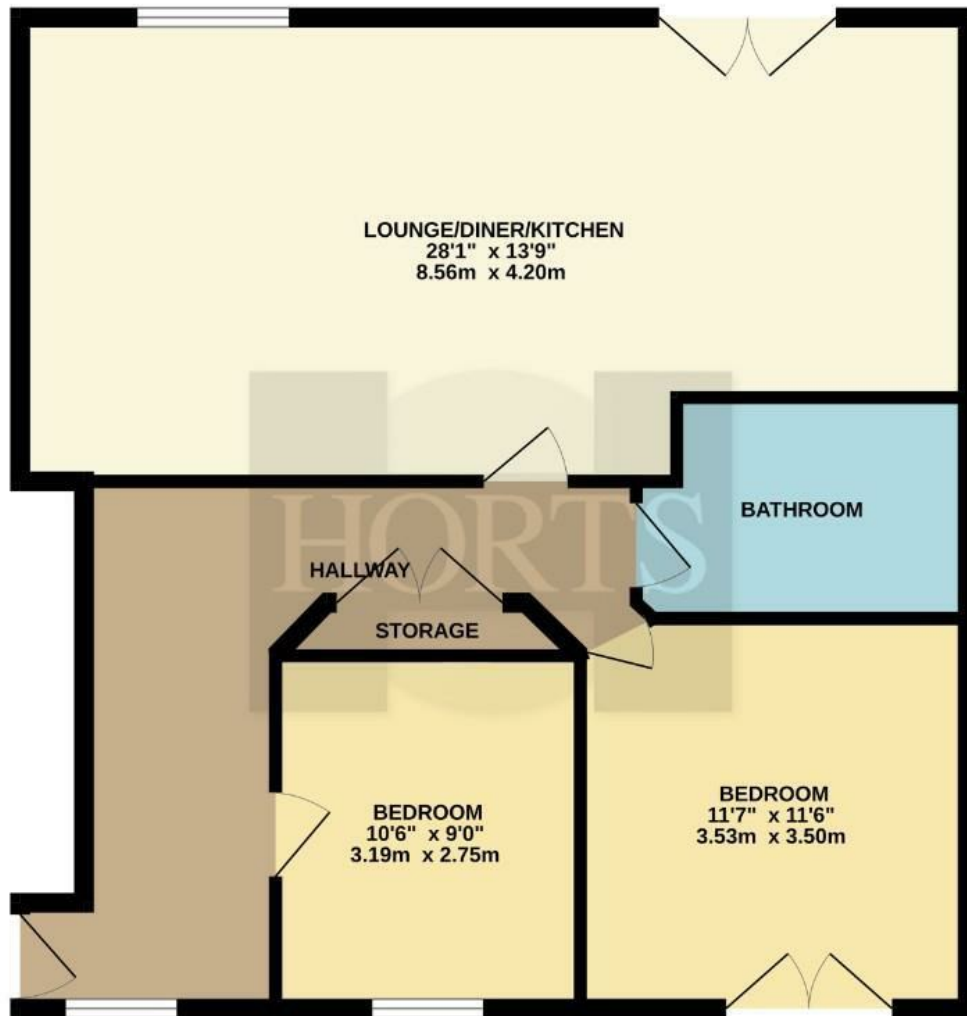
Lease 125 from 01/01/2004

Annual Ground Rent £200

Monthly Service Charge £125

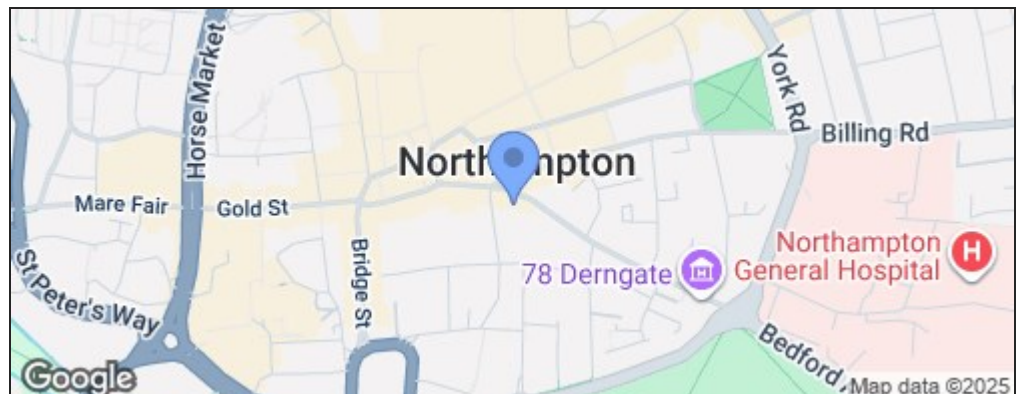
Annual Buildings insurance £600

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	65	65
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.