

**23C Prince Street
Earls Barton
NORTHAMPTON
NN6 0LL**

£200,000



- **GROUND FLOOR PARTMENT**
- **OPEN PLAN LIVING**
- **VILLAGE LOCATION**

- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts are delighted to offer this contemporary open plan ground floor apartment in the sought after village of Earls Barton. Offering a large open plan living area, utility room, two double bedrooms and a bathroom. There is also an off road parking space and a small outside garden space. This is ideal for a first time buyer or investor. Viewing is highly recommended.

Ground Floor

Communal Entrance

Communal entrance area with stairs leading to upper floor apartments.

Entrance Hallway

Entrance hallway with storage area.

Open Plan Living Area

15'7" x 15'7" (4.75 x 4.75)

Large open plan living area double glazed windows to the front aspect. There is a kitchen area with base and eye level units with matching worktops and tiled splashbacks. Single bowl inset sink with drainer and mixer taps. Built in hob, oven and fridge/freezer.

Bedroom One

15'2" x 9'3" (4.64 x 2.84)

Two double glazed windows to the front aspect and radiator.

Bedroom Two

12'10" x 9'3" (3.92 x 2.84)

Double glazed window to the rear aspect and radiator.

Bathroom

Modern three piece suite comprising a WC, wash basin and a bath with shower over and shower screen. Chrome radiator and double glazed window to the rear aspect. Tiled walls and flooring.

Utility Room

Floor and eye level units with plumbing for washing machine and tumble dryer. Double glazed window to the rear aspect. Radiator.

Externally

Allocated parking

There is one allocated parking space

Outside Space

There is a small outside space accessed via a gate

Local Information

Earls Barton

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax and Lease Details

Local Authority: North Northamptonshire

Council Tax Band: C

There is currently approx 143 years left on the lease with an equal share of the freehold



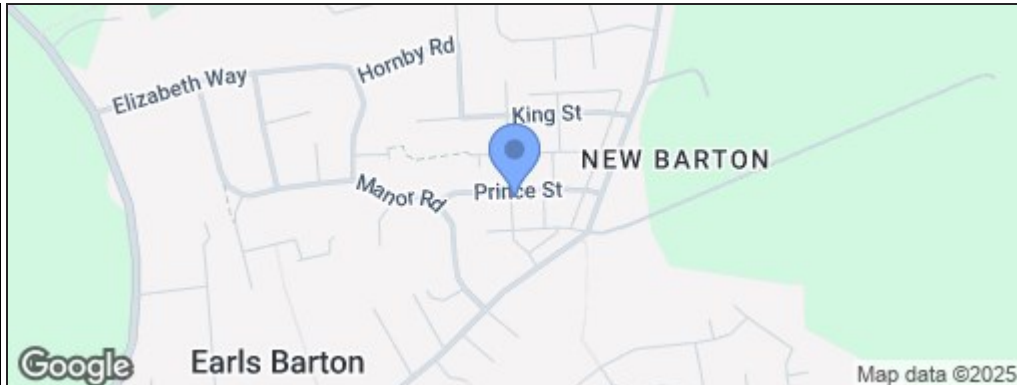
GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 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	75	75
(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.