



# Turners Gardens

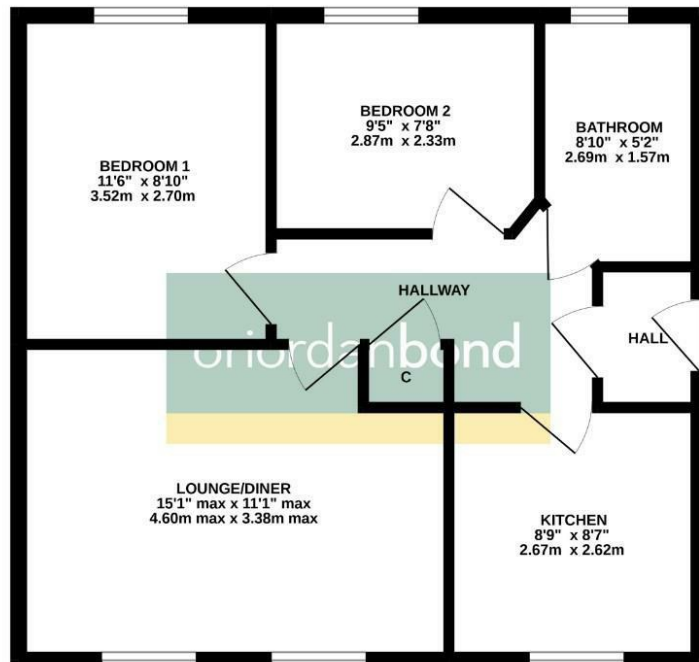
Wootton, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.  
While 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 misstatement. 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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## Turners Gardens

Wootton

NN4 6LZ

GUIDE PRICE £150,000

O'Riordan Bond is delighted to bring to the market this well presented two double bedroom ground floor apartment situated in the desirable area of Wootton. Offered for sale with no onward chain.

Accommodation comprises secure communal entrance, spacious hallway with storage cupboard and doors to all rooms, good size sitting/dining room with ample space for furniture, a contemporary re-fitted kitchen with integrated oven, re-fitted hob, extractor and space for white goods, two double bedrooms, and a re-fitted bathroom with a modern white suite to include a shower over the bath. Outside is an allocated parking space directly in front of the property. Further benefits include uPVC double glazing, replaced fuse box with 5 years warranty and gas radiator heating serviced via a re-fitted boiler. (A/539/-)

Leasehold information: Lease Remaining - 131 years / Service Charge - £1,509 per annum / Ground Rent - £250 per annum

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Grange Park Sales

01604 432007

grangepark@oriordanbond.co.uk

