

40 Portland Place  
Northampton  
NN1 4DH

£142,000



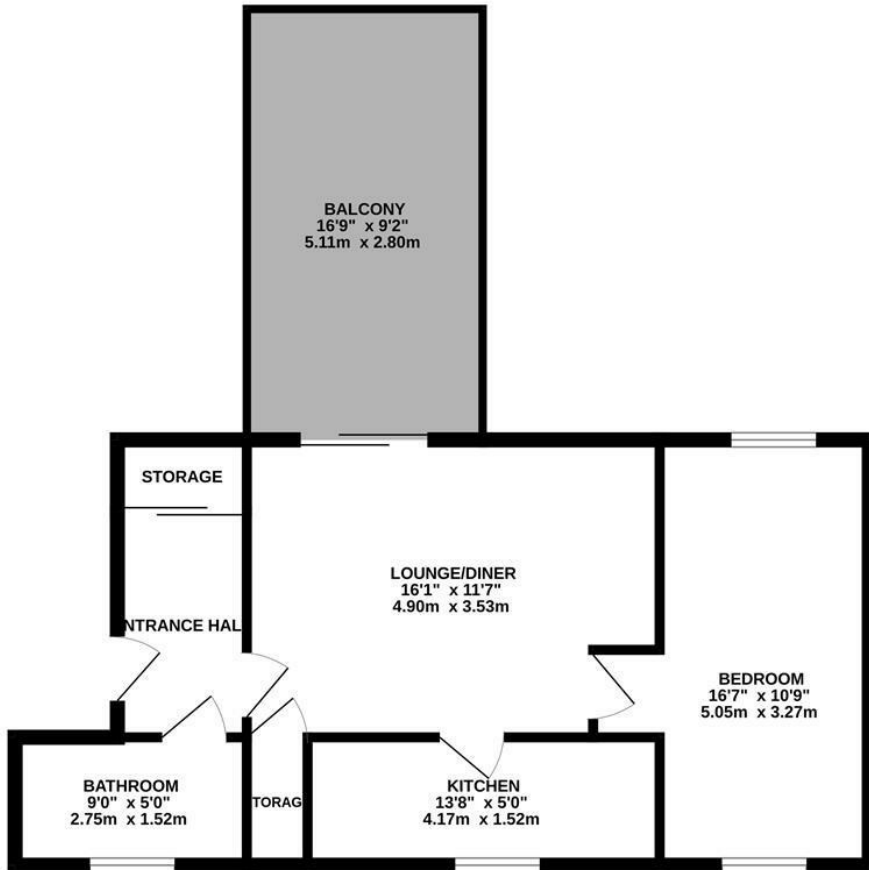
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 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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## AT A GLANCE...



Spacious lounge/diner



Fitted Kitchen



Large Bedroom



Bathroom with three piece suite



Generous outside balcony space



Good Road links



## WHAT'S GREAT?

Offered to the market with NO UPPER CHAIN is this superb one bedroom first floor apartment. Within close proximity to a huge variety of local amenities, restaurants and bars. Also within an ideal distance from Northampton General Hospital and the Town Centre.

The current owner has carried out some modernisations and the apartment is well presented throughout. The entrance hall has a built in storage cupboard and gives access through to the lounge and bathroom comprising a three piece suite. The large lounge/diner not only offers fantastic space but also sliding patio door to a large private balcony. The perfect place for a seating area or to have a small garden space. The kitchen is fully fitted and has spaces for appliances.

The larger than average double bedroom boasts dual aspect windows.

Further benefits include UPVC double glazing and gas central heating.

Furniture is also negotiable and can all be included within the sale.

...expect excellence





# SELLER'S SECRET

The location is perfect for me if i need to pop to the shops or nip into the town centre.



## Why we like it....

We love the fact this property has such a large balcony! Most flats do not usually offer a garden so this is a huge bonus you could not only have seating out here but its perfect for BBQ's or potting plants!

To buy or not to buy....

# OSCAR JAMES

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