

Flat 2 Victoria Gate
63 St James Park Road
Northampton
NN5 5DY

£80,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



	IMPERIAL	METRIC
LOUNGE	16'3" x 8'2"	4.95 x 2.47
KITCHEN	11' 7" x 3' 4"	3.53 x 1.00
WC	6'2"X2'11"	1.87 x 0.88
BATHROOM	7'6" x 7'11"	2.28 x 2.40
BEDROOM	11' 7" x 11' 5"	3.53 x 3.48
TOTAL FLOOR AREA - 50 sq m		



AT A GLANCE...



Open Living Space



Open Kitchen Diner



One Double Bedroom



Spacious Bathroom



Views Over Victoria Park



Allocated Parking



WHAT'S GREAT?

A perfect opportunity has arisen to purchase this beautifully presented one bedroom duplex apartment, offered on a 50% shared ownership basis with the option to staircase to 100% ownership. Situated on the ground floor of a modern development, the property enjoys lovely views over Victoria Park and is ideally located within easy reach of the train station, making it perfect for first-time buyers and commuters alike.

The accommodation is arranged over two levels and comprises an entrance hall leading into a spacious open-plan living area with a modern kitchenette, complete with integrated appliances. On the first floor, there is a generous double bedroom and a stylish three-piece bathroom suite.

Further benefits include Juliette balconies on both floors, gas radiator central heating, uPVC double glazing, a secure intercom entry system, and one allocated parking space.

...expect excellence



SELLER'S SECRET

The property is well located close to local amenities, park and the local train station. I have thoroughly enjoyed living here and the low rent made it an ideal first time purchase.



Why we like it....

A perfect opportunity for anyone looking to get on the property ladder.

Viewing is highly recommended.

OSCAR JAMES

336 Wellingborough Road | Northampton |
NN1 4ES

01604 622722

www.oscar-james.com

To buy or not to buy....
