



**50 King Richard Court, East Hunsbury, Northampton, NN4 0XU**  
**£150,000 Leasehold**

LOVELY TOP FLOOR VIEWS. A chance has arisen to acquire this top floor apartment on this much sought after over 55's development situated to the south of the town close to local shops, public house, the ring-road and M1 J15. KING RICHARD COURT is a purpose built assisted living residence with a live in 24-hour duty warden. The site is wheelchair accessible all areas with upper floors serviced by a lift. The property in brief comprises communal entrance to stairwells, lift and communal gardens, entrance hallway with double sized storage cupboard, lounge/diner with bay window affording far-reaching views, separate kitchen, one double bedroom and a good size wet-room with electric shower. Outside landscaped communal areas including a car park with residents and visitors parking spaces. This property is offered to the market with NO ONWARD CHAIN. EPC: C. Council Tax Band: C. Agent Note: We have been advised of the following: Ground rent N/A (review date N/A). Service Charge £671.57 (review date annually) 93 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Top Floor Dual Aspect Apartment | Popular Over 55's Development | One Double Bedroom | Sitting Room With Dining Space | Gas Radiator Central Heating | No Onward Chain**

modern marketing · traditional values

## ENTRANCE HALL

Double storage cupboard. Airing cupboard. Access to loft space. Radiator. Pull cord.

## LOUNGE 5.44m x 3.53m (17'10 x 11'7)

Double glazed window to side elevation. Double glazed bow bay window giving far reaching views to the south and west. Wall light points. Radiator. Television and satellite points. Pull cord.

## KITCHEN 5.44m x 3.53m (17'10 x 11'7)

Double glazed window to side elevation. Wood trimmed wall and base units. Work surfaces. Single drainer stainless steel sink and drainer. Wall mounted gas fired boiler. Radiator. Pull cord.

## BEDROOM ONE 2.90m x 3.91m (9'6 x 12'10)

Double glazed window giving far reaching views to the south. Radiator. Built in double wardrobe. Television point. Pull cord.

## WET ROOM 1.91m x 2.62m (6'3 x 8'7)

Obscure double glazed window. Wall mounted electric shower, low level WC and pedestal wash hand basin. Soakaway in non slip floor. Extractor fan. Light and shaver point.

## OUTSIDE

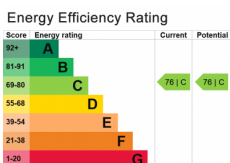
Communal garden areas. Visitor and residential parking.

## AGENT NOTE

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## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

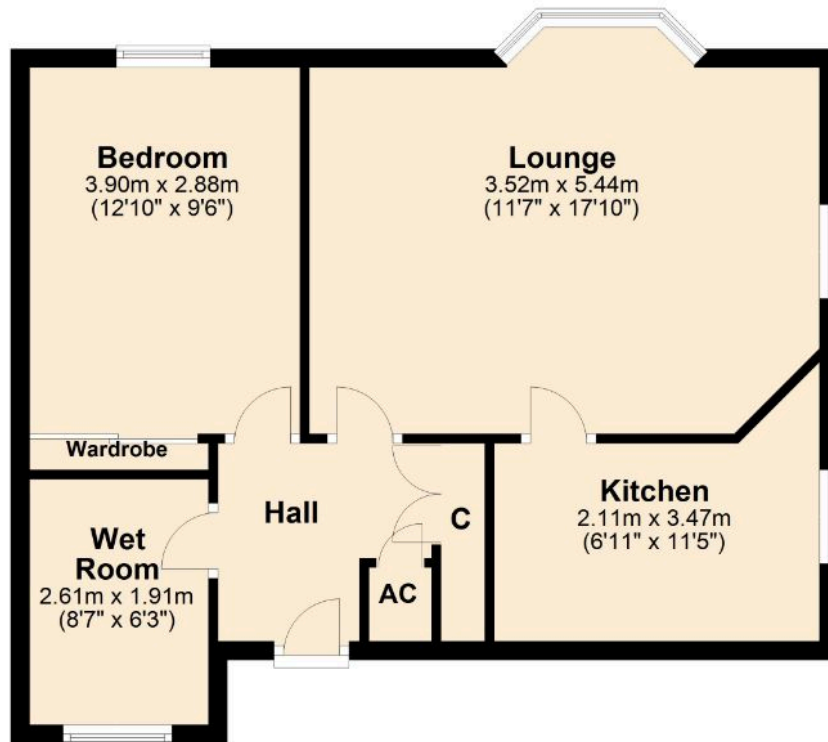


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

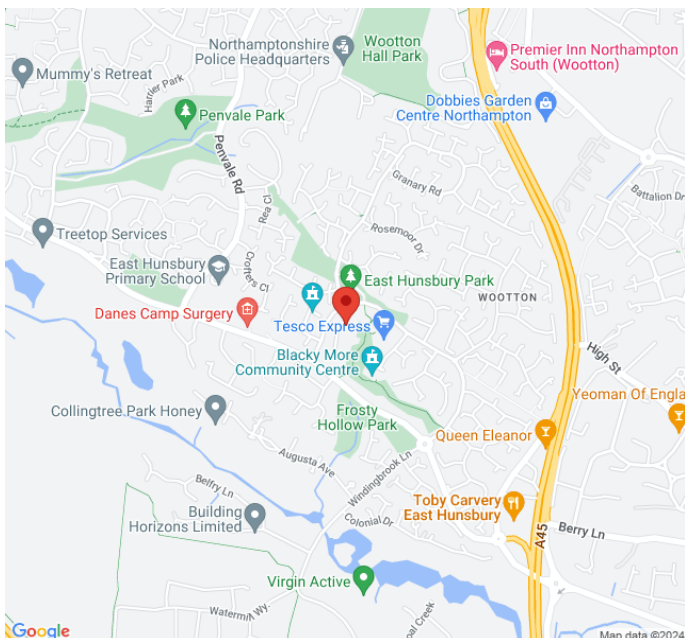
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## Floor Plan

Approx. 53.4 sq. metres (574.7 sq. feet)



Total area: approx. 53.4 sq. metres (574.7 sq. feet)



## LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.



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