



**Flat 15 The Bloc Haus, 52-56 Hazelwood Road, Northampton, NN1 1LN**  
**£150,000 Leasehold**

CULTURAL QUARTER LIVING. A spacious top floor flat situated in the heart of the Town Centre in the cultural quarter with all local amenities close by to include theatres, film house, pubs and bars, cafes, eateries, and everyday grocery stores. The flat benefits from Velux windows, gas central heating and intercom receiver buzzer access. There is an entrance hall with deep storage cupboard, living room open plan kitchen with built in appliances, one double bedroom and a bathroom with shower over bath. An ideal first time or investment purchase. EPC: B. Council Tax: B.

We have been advised of the following: Ground rent £295.95 PA. Service Charge £1827.96 PA renewed each January. 117 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Top Floor Apartment | One Separate Double Bedroom | Lounge Open Plan to Fitted Kitchen | Gas Radiator Central Heating | Bath with Shower Over | Highly Recommended**

modern marketing · traditional values

## ENTRANCE HALL

Entrance via entrance door with spyhole. Intercom receiver. Laminate flooring. Radiator. Cupboard with light connected and space for washing machine. Doors to:

## LOUNGE 5.99m x 3.48m (19'8 x 11'5)

Two Velux windows to front elevation in roof slope. Wood laminate flooring. Open plan to kitchen area.

## KITCHEN 3.76m x 2.26m (12'4 x 7'5)

Gloss white wall and base units. Solid wood work tops including stainless steel sink and drainer with mixer tap. Built in electric hob, oven and filter hood. Wine cooler and built in fridge and washing machine. Radiator.

## BEDROOM 5.99m x 3.28m (19'8 x 10'9)

Velux window in front roof slope. Laminated flooring. Radiator.

## BATHROOM 2.03m x 2.11m (6'8 x 6'11)

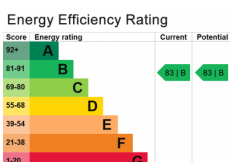
Pedestal wash hand basin and shaver point. Low level WC. Panel bath and shower over. Extractor fan. Chrome ladder style radiator.

## AGENTS NOTES

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## DRAFT DETAILS

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

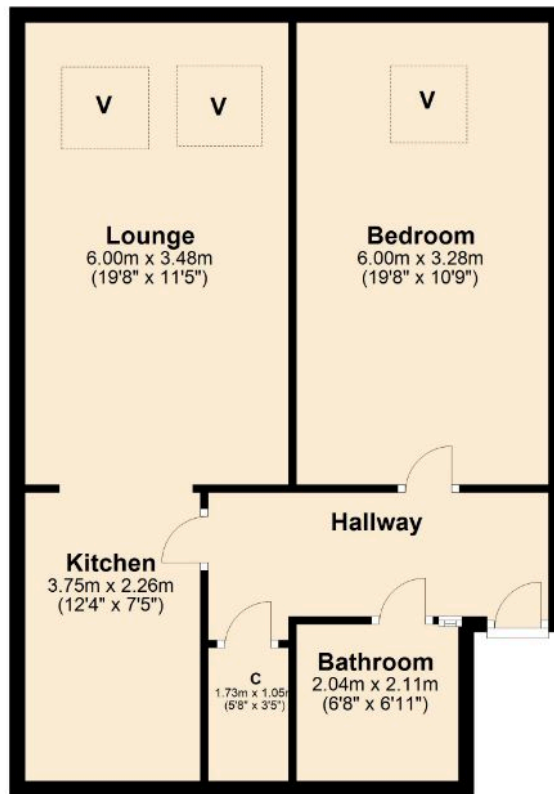


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)



### LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



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