



# Harlestone Road

Duston, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



2 BEDROOM, GROUND FLOOR APARTMENT  
TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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## Harlestone Road

Duston

NN5 6AA

PRICE £165,000

A well presented two bedroom ground floor apartment situated within the sought after location of Duston. Set within private gated surroundings, the communal areas have a boutique hotel feel as you are welcomed into this well managed building.

The accommodation comprises entrance hall, spacious and bright sitting/dining room, fitted kitchen with built-in oven and hob, two well proportioned bedrooms with built-in wardrobe to the master and a three-piece bathroom suite. Outside are well kept communal lawned grounds, and residents parking. Further benefits include ample storage, double glazing throughout, electric storage heating, secure entry intercom and offered for sale with no onward chain. This beautiful apartment is offered fully furnished, if required (A/547/-)

Leasehold Information - Lease Remaining - 90 years (as of 2024) / Ground Rent - Peppercorn / Service Charge - £1,200 per annum

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### 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 Duston North Sales  
01604 589007

dustonnorth@oriordanbond.co.uk

