

for sale

guide price **£90,000** Leasehold



## Newnham Road Northampton NN2 7QT

**\*\* Guide Price of £90,000 to £100,000 \*\***  
Connells are delighted to offer to the market this one bedroom flat in the sought after area of Kingsthorpe. The property comprises entrance porch, entrance hall, lounge, kitchen, bedroom, and bathroom.



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# Property Details

## Entrance Porch

Wooden, single glazed door to the front elevation which opens onto a large storage area to the left.

## Entrance Hall

Doors lead off to the lounge, bedroom and bathroom. Storage cupboard. Electric panel heater.

## Lounge 12' 1" x 13' 11" ( 3.68m x 4.24m )

UPVC double glazed window to the rear elevation. Baxi gas heater. Laminate flooring. TV and telephone points. Door through to the kitchen.

## Kitchen 9' 6" x 8' 1" ( 2.90m x 2.46m )

Fitted kitchen with a range of wall and base level units. Sink and drainer set into the work surfaces with tiling to splash back areas. Gas oven and hob. Space and plumbing for washing machine and space for free standing fridge/freezer. UPVC double glazed window to the front elevation. Lino flooring. Storage cupboard.

## Bedroom 12' 5" x 9' 10" ( 3.78m x 3.00m )

UPVC double glazed window to the rear elevation. Electric panel heater.

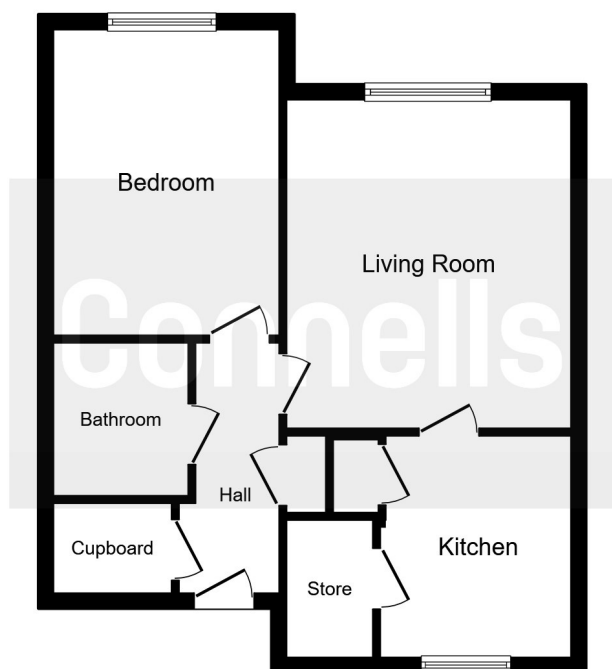
## Bathroom

Low level flush wc. Wash hand basin. Panelled bath with glass panel and electrical shower and tiled to splash back areas. Extractor fan. Laminate flooring.

## Parking

Ample communal parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road Kingsthorpe  
 NORTHAMPTON NN2 7SL

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: KTP405236 - 0006

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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