



**Connells**

Ruskin Road  
Northampton





### Property Description

This two bedroom flat is being sold with no upper chain and would be ideal for a First Time Buyer or Investor or someone looking to downsize.

### Entrance Hall

Intercom entry system, smoke alarm, radiator with cover, doors to:-

### Storage Cupboard

5' 1" x 3' 4" ( 1.55m x 1.02m )

Double glazed window. plumbing for washing machine and fuse board.

### Lounge / Kitchen

16' max x 14' 3" max ( 4.88m max x 4.34m max )

Double glazed window to front and side, radiator, combination boiler, fitted with a range of wall and base units with work surface over, sink and drainer with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over, wine cooler, smoke alarm, wood laminate flooring spot lights to ceiling.

### Bedroom One

12' 5" x 10' 10" ( 3.78m x 3.30m )

Double glazed window to side, radiator, tv point and smoke alarm.

### Bedroom Two

12' 4" x 8' 9" ( 3.76m x 2.67m )

Window to side, radiator and smoke alarm.

### Bathroom

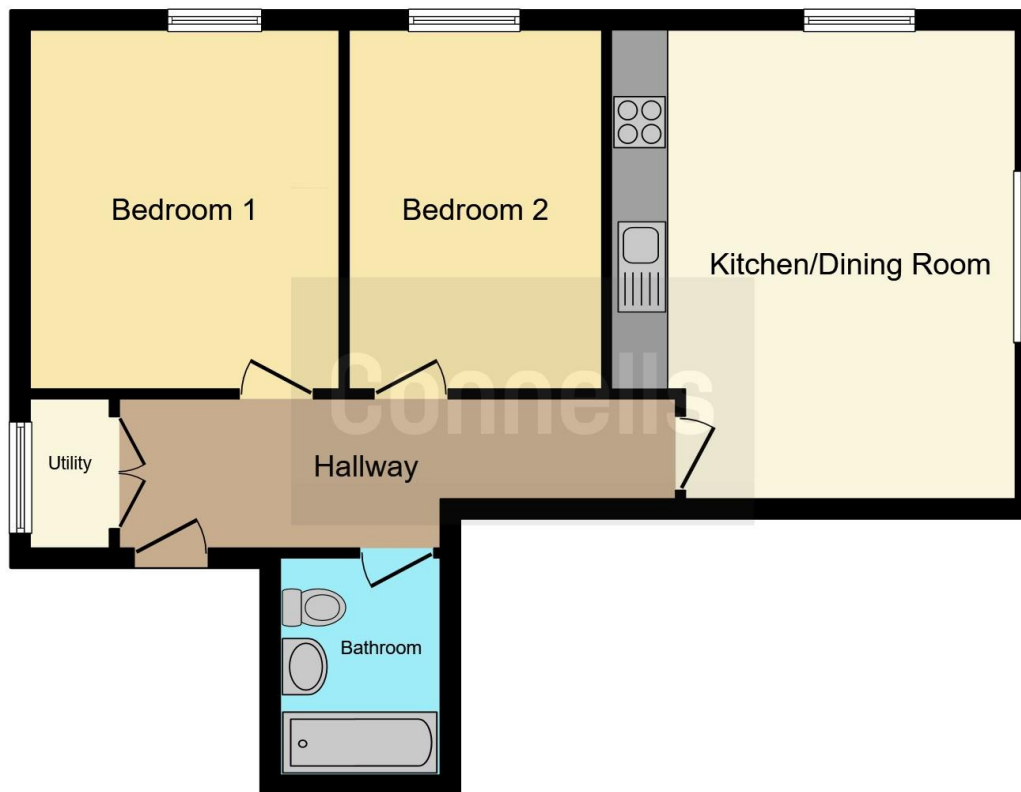
Three piece suite comprising panelled bath with shower and screen over, pedestal wash hand basin, low level wc, ladder style chrome radiator and extractor fan.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KTP406649- Version 004](https://www.connells.co.uk/Property/KTP406649- Version 004)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTP406649 - 0004