



Connells

Balfour Close
NORTHAMPTON



Property Description

This First Floor Flat is situated in Kingsthorpe and is within close proximity to local amenities and has great transport links.

Ideal for a ****FIRST TIME BUYER****

The accommodation in brief comprises of lounge/diner, kitchen, two bedrooms and bathroom. Outside there is allocated parking.

Entrance Hall

Entered from communal hallway, doors to storage cupboards, doors to all rooms.

Lounge/ Diner

17' 2" x 10' 2" (5.23m x 3.10m)

Double glazed patio doors to Juliet balcony, laminate flooring.

Kitchen

13' 6" x 5' 9" (4.11m x 1.75m)

Double glazed window, radiator, fitted with wall and floor mounted units with works surface over, stainless steel sink and drainer, built in hob with oven below and extractor over, space for washing machine, tiled splash backs, spot lights to ceiling.

Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window with radiator below.

Bedroom Two

10' 8" x 7' 2" (3.25m x 2.18m)

Double glazed window with radiator below.

Bathroom

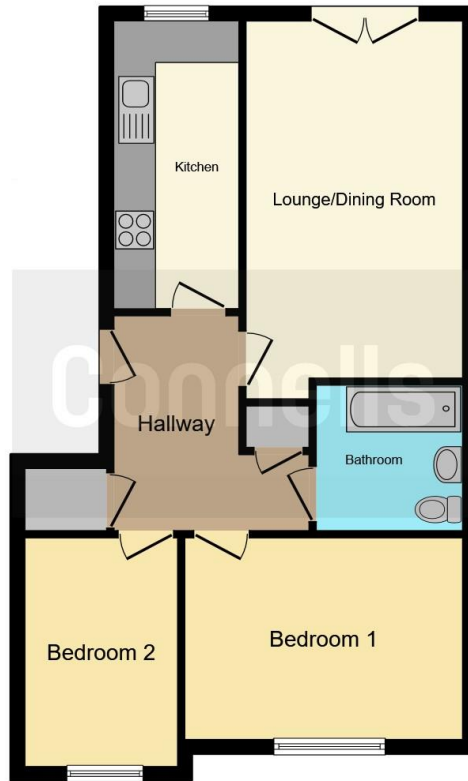
Panelled bath with shower and screen over, low level WC, wash hand basin with vanity unit below, tiled splash backs.

Outside

Allocated parking space.







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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
NORTHAMPTON NN2 7SL

EPC Rating: Awaiting

Tenure: Leasehold

view this property online connells.co.uk/Property/KTP407103

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP407103 - 0004

