





Property Description

This GROUND FLOOR apartment is offer as a FREEHOLD property, and has just had a full renovation by the current owner, and is ideal as a ****INVESTMENT OPPORTUNITY**** or a ****FIRST TIME PURCHASE****.

This two bedroom ground floor apartment offers a spacious living/dining room with feature media wall, newly installed kitchen, two bedrooms and the newly installed shower room. From the lean to, you can access the rear garden where you will find an external home office/garden room and a pathway leading to the single garage.

Viewing is highly advised to fully appreciate.

Shared Entrance Hall

Entered via door to front elevation.

Living/ Dining Room

15' 8" into media wall and plus bay x 11' 8" (4.78m into media wall and plus bay x 3.56m)

UPVC double glazed bay window to front elevation. Feature media wall with electric fire set in. Wall mounted radiator, coving and recessed spot lights to ceiling and connecting door to the inner hallway.

Inner Hallway

Doors lead off to two bedrooms, the newly re-fitted shower room and the newly re-fitted kitchen. cloaks cupboard, storage cupboard

and recessed spotlights to ceiling.

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

Newly fitted kitchen with a range of wall and base level units. Sink with mixer tap over, set into work surfaces and fully tiled to walls. Integrated appliances comprise dishwasher, single electric oven and four ring hob with cooker hood over. Fitted shelves, wall mounted radiator, recessed spotlights to connecting door to the Lean To.

Master Bedroom

13' 1" x 8' 3" (3.99m x 2.51m)

Double bedroom with UPVC double glazed window and feature wall.

Bedroom Two

7' 2" x 6' 8" (2.18m x 2.03m)

UPVC double glazed window to the side elevation and wall mounted radiator.

Shower Room

Newly fitted shower room with modern three piece suite comprising walk-in shower, low level flush w.c, vanity wash hand basin and fully tiled to walls and floor. Wall mounted cabinet and chrome heated towel rail.

Lean To/ Conservatory

13' 1" x 8' 1" into door recess (3.99m x 2.46m into door recess)

UPVC double glazed window to the rear elevation, partly glazed door leading out to

the rear garden. Plumbing for washing machine and space for a tumble dryer.

Outside

Rear Garden

Laid to lawn with paved pathway leading to the external work from home office/garden room and single garage. Retaining timber fencing and wall.

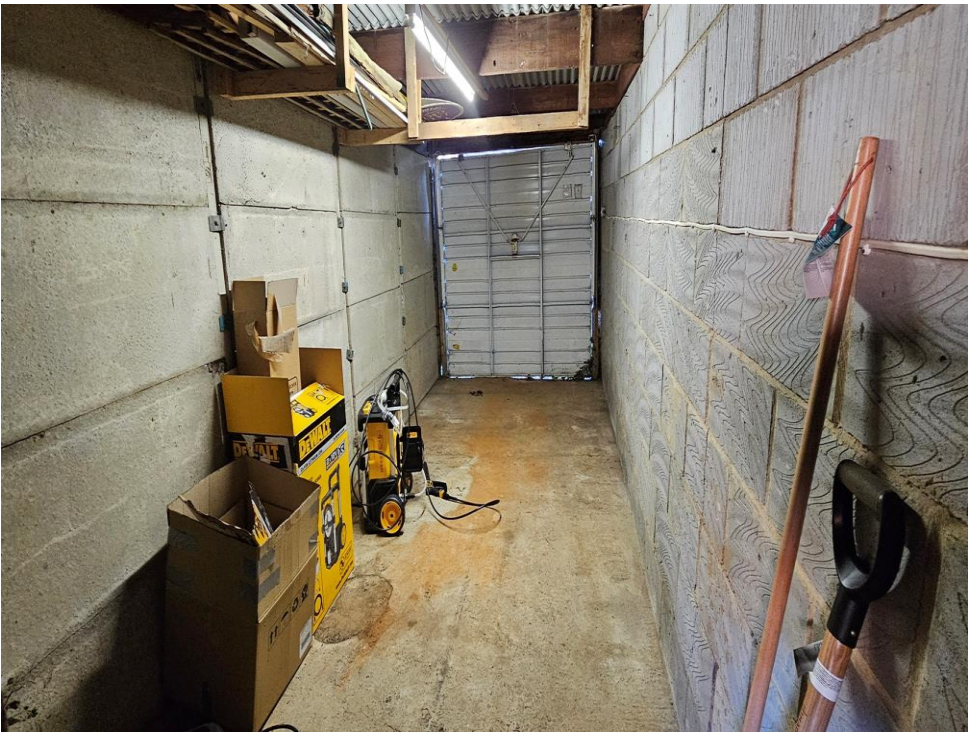
Home Office/ Garden Room

Of UPVC construction with versatile use as a work from home office/garden room. Double glazed windows looking out over the rear garden.

Garage

Single garage accessed via the shared road to the rear, with up and over door and power and lighting connected.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407523



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: KTP407523 - 0004