

Property details approval form

Flat 6 Hodellcrofts Court, 9a High Street, Kingsthorpe, Northampton, Northamptonshire, England, NN2 6PU

Date: 01 May 2025

Property Ref and Version: KTP407597 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£175,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > TWO BEDROOMS
- > NO ONWARD CHAIN
- > SECURE CYCLE STORE
- > SPACIOUS ACCOMMODATION
- > WELL PRESENTED
- > SOUGHT AFTER LOCATION
- > CLOSE PROXIMITY TO LOCAL AMENITIES

○ Short Description

Nestled within the ever desirable location of Kingsthorpe Village, is this well-presented two bedroom flat which is offered to the market with NO UPWARD CHAIN. Providing a great opportunity for those looking for their first home and with the benefits of a share of the Freehold.

○ Long Description

Nestled within the ever desirable location of Kingsthorpe Village is this well-presented two bedroom flat.

Offered to the market with NO UPWARD CHAIN, the property comprises entrance hall, open plan living/dining room with open archway to the kitchen. Two good size double bedrooms and a family bathroom with three piece suite.

Situated within close proximity to an abundance of shops, restaurants, pubs and public transport, the property also benefits from an allocated parking space and a secure cycle store. Offered with a share of the Freehold, viewing is highly advised to fully appreciate. Call today to arrange your viewing!

○ Directions

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Agents Note

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○ Room Description

Entrance

Enter the building via a door to the front elevation. Intercom system available.

Entrance Hall

Doors lead off to the living/dining room, two bedrooms and the family bathroom Two storage cupboards, one benefiting from plumbing for a washing machine and the other housing the GCH boiler.

Living/Dining Room

14' 2" x 16' 4" into bay (4.32m x 4.98m into bay)

Spacious living/dining room with double glazed bay window to the rear elevation. Wall mounted radiator and open to the kitchen.

Kitchen

10' 8" x 7' (3.25m x 2.13m)

Fully fitted kitchen comprising a range of wall and base units. Single stainless steel sink/drainer set into work surfaces with complimentary up stands. Integrated appliances comprise electric oven and four ring gas hob with cooker hood over. Space for freestanding fridge/ freezer.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Double bedroom with double glazed window and wall mounted radiator.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

Good size bedroom with double glazed window and wall mounted radiator.

Family Bathroom

three piece suite comprising panelled bath with mixer taps and shower over, low level flush w.c and wash hand basin with tiling to splash back areas. Opaque double glazed window, extractor fan and wall mounted radiator.

Outside

Parking

One allocated parking space and secure bike store.

Council Tax Band

C

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○ Property Images



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○ Floor Plan

○ Approval

	Signature	Date
Neil Drewery		
David Ward/ Mark Carr Cornerstone Property Group Ltd		