

for sale

£165,000 Leasehold



Ruskin Road Northampton NN2 7SY

This MODERN two bedroom first floor apartment is ideally located within walking distance to good local amenities, and is offered to the market with NO UPWARD CHAIN. Benefiting from an open plan kitchen/lounge/dining room and two double bedrooms, viewing is highly advised to fully appreciate.

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- Energy Rating: B
- TWO BEDROOM APARTMENT
- NO UPWARD CHAIN
- INTERCOM ENTRY SYSTEM
- IDEAL FOR FIRST TIME BUYER OR INVESTOR



Property Details

Entrance Hall

Intercom entry system, smoke alarm and wall mounted radiator with radiator cover. Doors to:-

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

UPVC double glazed window. Fuse board and plumbing for washing machine.

Kitchen/ Lounge/ Dining Room 16' max x 14' 3" max (4.88m max x 4.34m max)

The kitchen area is fitted with a range of wall and base level units. Sink and drainer with mixer tap over, set into a wooden work surface and tiled to splash back areas. Integrated appliance comprise wine cooler, and electric oven and hob with extractor hood over. To the lounge/dining area there are UPVC double glazed windows to the front and side elevations, a wall mounted radiator and cabinet housing the combination boiler. Smoke alarm, wood laminate flooring spot lights to ceiling.

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

UPVC double glazed window to the side elevation. Wall mounted radiator, TV point and smoke alarm.

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

UPVC double glazed window to the side elevation. Wall mounted radiator, TV point and smoke alarm.

Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level flush wc, extractor fan and heated wall mounted towel rail.

Outside

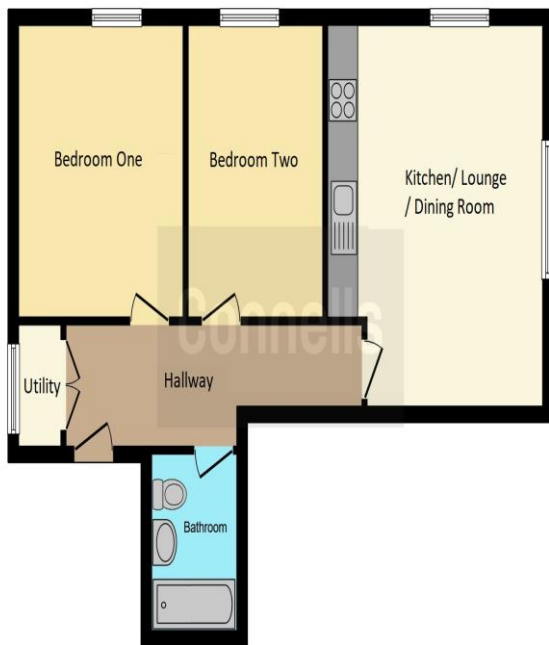
Parking

Allocated parking space and further spaces allocated for visitors.

Council Tax Band

B





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

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Property Ref: KTP407859 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2004.00

Ground Rent: 350.00

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 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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