

for sale

£150,000 Leasehold



Manor Court Manor Road Northampton NN2 6QJ

This beautifully improved one bedroom first floor Ideally located in the village of Kingsthorpe, and presented in immaculate condition. it features a long Lease and includes a share of the Freehold, making it perfect for First Time Buyers or as an excellent Investment Property.



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Property Details

Hallway

Doors lead off to the open plan kitchen/ lounge/ dining room, double bedroom and recently re-fitted shower room. There is a storage cupboard and UPVC double glazed window to the rear elevation looking out to the communal gardens and parking space.

Kitchen/ Lounge/ Dining Room 16' 4" x 13' 4" (4.98m x 4.06m)

Lounge/ Dining Area

This open plan space features two UPVC double glazed windows to the front elevation and a further UPVC double glazed window to the side elevation providing a good degree of natural light. Included is fitted TV storage cabinets with integrated lighting, glazed doors and fitted draws along with a wall mounted TV bracket and additionally there is a wall mounted and oil filled radiator and recessed spotlights to ceiling.

Kitchen Area

The kitchen has been upgraded with a range of wall and base level units that feature under and over cabinet lighting. Sink and drainer equipped with a flexible spout mixer tap over, set into a work surface, complimented by matching splash backs. The integrated appliances consist of a washing machine, fridge, freezer, pyrolytic self cleaning electric fan oven, microwave oven and an induction hob with integrated cooker hood over.

Double Bedroom 9' 10" to wardrobe x 7' 7" (3.00m to wardrobe x 2.31m)

Double bedroom which includes a built-in double wardrobe, feature UPVC double glazed window to the side elevation and wall mounted and oil filled radiator.

Shower Room

The re-fitted three piece white suite includes a walk-in shower equipped with a Mira electric shower and Air Boost feature above. It also features a vanity wash hand basin with Grohle mixer tap and matching waste, a wall mounted soap dispenser and toothbrush holder, as well as a low level flush w.c and complimentary tiling to splash back areas.

Additional features a wall mounted heated mirror with bluetooth speaker and separate storage cabinet, chrome heated towel rail with a 24/7 timer, and extractor fan and recessed spotlights to ceiling.

Outside

Communal Areas

Maintained communal gardens and bin storage area.

Parking

There is parking allocated for one vehicle, and three additional

visitor parking spaces on site.

Council Tax Band

A

Leasehold Details

The apartment has a lease of 999 years as of 1st August 1987, and the service charge of £80 per month which includes the insurance of the main structure, cleaning and lighting of common areas and upkeep and maintenance of the gardens.

Freehold

The property benefits from owning a share of the virtual freehold, along with all the other owners.

Location

Kingsthorpe village is conveniently situated approximately two miles north of Northampton within a conservation area and close to the village green, church, Kingsthorpe Village Primary School and all day to day shopping facilities to include, Waitrose, Asda, opticians, library, banks and public houses. Access to the outer ring road and soon to be opened North West relief road, as well as rail links to London Euston which can be found at Northampton Castle Station.





To view this property please contact Connells on

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NORTHAMPTON NN2 7SL

Property Ref: KTP407838 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 950.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 1987. 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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