



HOWKINS &
HARRISON

9 Thornton Hall Close, Kingsthorpe, Northampton, NN2 6PT

Offers in excess of £165,000 Leasehold

9 Thornton Hall Close, Kingsthorpe, Northampton, NN2 6PT

Offers in excess of £165,000 Leasehold

A well presented top floor apartment with off road parking, pleasantly situated in Kingsthorpe, backing on to Thornton Park, offering a great opportunity for a first time buyer or investment purchase with a potential rent of up to £1000pcm.

Accommodation

The apartment is approached via a secure communal entrance and is located on the second floor. The entrance hall has an intercom entry system and doors off to all rooms including a storage cupboard housing the gas fired boiler. The spacious sitting room with sash window bay adjoins the fitted kitchen with modern style base level and wall mounted cabinets, work surfaces incorporating 1.5 stainless steel sink, electric oven with gas hob and extractor over, integrated fridge and freezer, and space for washing machine. There are two bedrooms with built in wardrobes to the master, and family bathroom with standing rolltop bath, shower cubicle, WC and wash basin. This apartment benefits plenty of natural light from a series of skylights placed throughout the accommodation.

Outside

There is a parking space for one vehicle, and the block is pleasantly situated next to Thornton Park.

Lease Details

107 years remaining on the lease

Ground Rent – £150.00pa

Service Charge – £1754.51pa

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

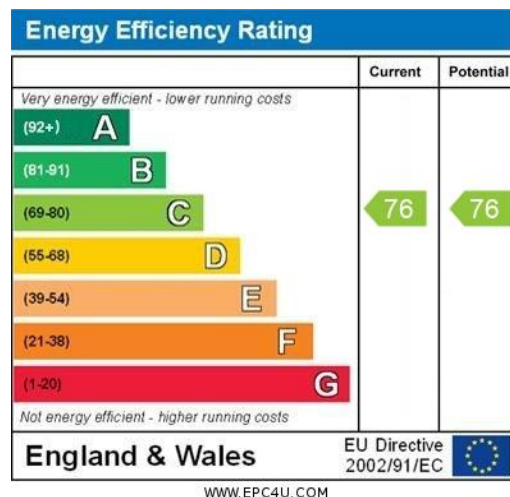
Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Tel: 0300-1267000

Council Tax Band- C



Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.

We are working on ways to move all of our products to recyclable solutions.

Zoopla
Smarter property search

rightmove
find your happy

