



**Phippsville Court St. Matthews Parade, Northampton NN2 7JW**

**welcome to**

**Phippsville Court St. Matthews Parade, Northampton**

A first floor apartment situated within the popular Kingsley area of Northampton, in close proximity of all good amenities, Abington Park and Northampton Racecourse



### **Agents Note**

The sale of this property is subject to Grant Of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Communal Entrance**

Entered via double glazed UPVC door to the side aspect, stairs rising to first floor landing and door to flat.

### **Entrance Hall**

Entered via door to the side aspect, wall mounted security entry phone, coving to ceiling, door to storage cupboard, obscure internal window and doors leading to:

### **Lounge/ Diner**

18' 6" x 10' min ( 5.64m x 3.05m min )  
Double glazed box bay window to the front aspect, radiator, coving to ceiling, wall mounted lights and door to kitchen.

### **Kitchen/ Breakfast Room**

13' 8" min x 6' 11" min ( 4.17m min x 2.11m min )  
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, breakfast bar, electric cooker point, plumbing for washing machine, space for fridge freezer, radiator and double glazed window to the front aspect.

### **Bedroom One**

13' 1" x 10' ( 3.99m x 3.05m )  
Double glazed window to rear aspect, built in wardrobe, coving to ceiling and radiator.

### **Bedroom Two**

8' 11" x 8' 7" ( 2.72m x 2.62m )  
Double glazed window to the rear aspect and radiator.

### **Bathroom**

5' 6" x 5' 1" ( 1.68m x 1.55m )  
Suite comprising bath with electric shower over, wash hand basin, shaver point, extractor fan, Dimplex wall mounted heater and fully tiled.

### **Separate Wc**

5' 1" x 5' 3" ( 1.55m x 1.60m )  
Low level WC, wash hand basin and tiling to splashback areas.

### **Externally**

Communal parking and gardens, garage in a block with up and over door.



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## Phippsville Court St. Matthews Parade, Northampton

- First Floor Apartment
- Popular Kingsley Area Of Northampton
- Two Bedrooms
- Lounge/ Diner
- Communal Garden & Parking

Tenure: Leasehold EPC Rating: D

offers in the region of

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
KIN108254 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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