









## welcome to

# **Hunters Close, Northampton**

New to the market is this well presented, one bedroom flat offered to the market with no onwards chain!













#### **Entrance Hall**

Entered via entry door, radiator and doors to:

#### Lounge

13' 8" x 12' 2" ( 4.17m x 3.71m )
Double glazed window and radiator.

#### Kitchen

12' 11" x 9' 1" ( 3.94m x 2.77m )

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, gas oven with gas hob over, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, radiator and double glazed window.

#### **Bedroom One**

12' 1" x 9' 7" ( 3.68m x 2.92m )
Double glazed window and radiator.

#### **Bathroom**

Suite comprising bath with shower attachment over, wash hand basin, low level WC and radiator.





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## **Hunters Close, Northampton**

- Communal parking
- Perfect for investors and first-time buyers
- Low service charges
- Desirable area
- Close to local schools and amenities

#### Tenure: Leasehold EPC Rating: C

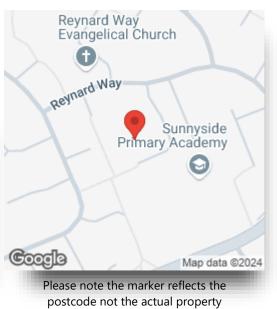
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £115,000









view this property online williamhbrown.co.uk/Property/KIN108758



Property Ref: KIN108758 - 0002 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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