









## welcome to

# **Hunters Close, Northampton**

New to the market is this well presented, one bedroom flat offered to the market with no onwards chain! Situated in a popular residential area of town offering easy access to local shops, green spaces and schools such as Sunnyside Primary Academy.













#### **Entrance Hall**

Entered via a door to the front aspect with further doors leading to all rooms and a useful storage cupboard

### **Living Room**

12' 2" 13 x 8' (3.71m 13 x 2.44m)
Featuring a large double glazed window providing plenty of natural daylight

#### Kitchen

9' 1" 12 x 11' (2.77m 12 x 3.35m)

A modern kitchen comprising a range of stylish wall and base level units with worktop over with sink and drainer fitted.

#### **Bedroom**

9' 7" x 12' 1" ( 2.92m x 3.68m ) Features a double glazed window

#### **Bathroom**

Suite comprising of a bath, wash hand basin and wc.





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# **Hunters Close, Northampton**

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- **BEAUTIFUL CONDITION**
- LOW GROUND RENT AND SERVICE CHARGES
- **COMMUNAL PARKING**
- NO CHAIN

#### Tenure: Leasehold EPC Rating: C

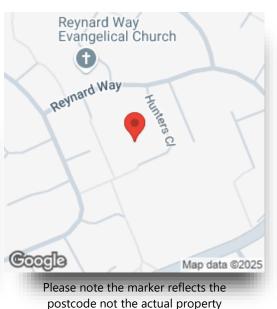
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £115,000









view this property online williamhbrown.co.uk/Property/KIN109059



Property Ref: KIN109059 - 0004 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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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