



Old School House Billing Road, Northampton NN1 5RX

welcome to

Old School House Billing Road, Northampton

A rare opportunity to purchase this well presented two bedroom first floor flat situated within this over 55's development in a highly sought after area of Northampton and close to all amenities.



Entrance Hall

Entered via wooden door to the front aspect, radiator and doors to storage cupboard and airing cupboard.

Lounge

15' 1" max including bay x 14' 3" (4.60m max including bay x 4.34m)
Double glazed window to the side aspect, radiator, coving to ceiling, television and telephone points and feature electric fireplace.

Kitchen

12' 2" x 9' 11" (3.71m x 3.02m)
A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, stainless steel sink unit and drainer, partly tiled walls, fitted electric oven and hob with extractor hood over, plumbing for dishwasher and washing machine, space for white goods, wall mounted gas boiler, space for a small table, double glazed windows to the front and side aspects and door to lounge.

Bedroom One

12' 7" x 10' 7" (3.84m x 3.23m)
Double glazed window to the front aspect, fitted wardrobes, radiator and telephone point.

Bedroom Two

12' 7" x 6' 10" (3.84m x 2.08m)
Double glazed window to the front aspect and radiator.

Shower Room

Comprising double shower cubicle, wash hand basin and low flush WC, extractor fan and radiator.

Externally Communal Gardens



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Old School House Billing Road, Northampton

- NO CHAIN
- Over 55's Development
- Well Presented First Floor Flat
- Two Bedrooms
- Allocated Parking

Tenure: Leasehold EPC Rating: C

offers in excess of

£170,000



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:
NMS113990 - 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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