









# welcome to

# **East Street, Northampton**

A well presented ground floor two double bedroom flat, situated in close proximity of all good amenities, town centre and hospital. Accommodation comprises lounge/diner, fitted kitchen, two double bedrooms and bathroom.













### Lounge/Diner

14' 8" x 12' 8" max ( 4.47m x 3.86m max )

Entry door, wall mounted intercom phone, double glazed window to front aspect, wall mounted electric heater, storage cupboard, doors to bedrooms and inner hallway.

## **Inner Hallway**

Doors to kitchen and bathroom.

#### Kitchen

10' 3" x 8' 2" ( 3.12m x 2.49m )

Double glazed window to rear aspect, double glazed part obscure glazed door to rear, fitted wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, built in electric hob and oven with cooker hood over, fridge/freezer, plumbing for washing machine, tiled splashbacks, wall mounted electric heater.

### **Bedroom One**

13' 1" x 10' 5" max ( 3.99m x 3.17m max )

Double glazed window to rear aspect, wall mounted electric heater.

#### **Bedroom Two**

11' 9" x 8' 9" ( 3.58m x 2.67m )

Double glazed window to front aspect, wall mounted electric heater.

#### **Bathroom**

6' 7" x 6' 4" ( 2.01m x 1.93m )

Double glazed obscure glazed window to rear aspect, bath with mixer tap and shower attachment, wash hand basin with vanity unit, low level WC, fully tiled walls.





## welcome to

# **East Street, Northampton**

- Well presented ground floor flat
- Close to all good amenities, town centre and hospital
- Modern kitchen and bathroom
- Two double bedrooms
- Viewing is recommended to appreciate size and condition

## Tenure: Leasehold EPC Rating: E

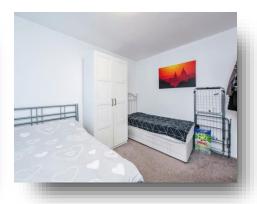
This is a Leasehold property with details as follows: Term of Lease 125 years from 25 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NMS114200



Property Ref: NMS114200 - 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 or contract. 3. The measurements indicated are supplied for quidance 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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