



**Lalgates Court Harlestone Road, Northampton NN5 7AF**



**welcome to**

**Lalgates Court Harlestone Road, Northampton**

TENANTS IN SITU - A well presented first floor apartment situated within a Over 60's development overlooking Dallington Park.



### **Entrance Hall**

Entered via door, door to storage cupboard housing hot water cylinder, wall mounted emergency pull cord and doors to lounge, bedroom and shower room.

### **Lounge/ Diner**

17' 7" plus window recess x 8' 8" min ( 5.36m plus window recess x 2.64m min )

Double glazed window to the side aspect, wall mounted electric heater, coving to ceiling and double glazed doors leading to kitchen.

### **Kitchen**

9' 3" x 5' 7" ( 2.82m x 1.70m )

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, electric eye level oven and electric hob with cooker hood over, integrated fridge and freezer, plumbing for washing machine, wall mounted heater, coving to ceiling and double glazed window to the side aspect.

### **Bedroom One**

15' 5" max x 8' 7" ( 4.70m max x 2.62m )

Double glazed window to the side aspect, built in wardrobes, wall mounted electric heater, coving to ceiling and emergency pull cord.

### **Shower Room**

Suite comprising double shower cubicle, vanity wash hand basin, low level WC, extractor fan, fully tiled walls, wall mounted heater and emergency pull cord.

### **Externally**

#### **Communal Garden**

Communal gardens with lawns and well stocked borders with shrubs and mature trees.

#### **Parking**

Secure gated parking



***view this property online*** [williamhbrown.co.uk/Property/NMS114579](http://williamhbrown.co.uk/Property/NMS114579)



welcome to

## Lalgates Court Harlestone Road, Northampton

- TENANTS IN SITU
- First floor flat situated within a over 60's development
- Overlooking Dallington Park
- One double bedroom with built in wardrobe
- Lounge/diner

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.

# £82,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NMS114579](http://williamhbrown.co.uk/Property/NMS114579)



Property Ref:  
NMS114579 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01604 632322**



[Northampton@williamhbrown.co.uk](mailto:Northampton@williamhbrown.co.uk)



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**