









## welcome to

# **Shankley Way, Northampton**

A well presented shared ownership ground floor apartment, offered for Sale on a 50% shared basis. The property is located within a modern development, with good proximity of the mainline railway station.













### **Entrance Hall**

Entered via entry door, door to shelved cupboard, wall mounted intercom entry phone, radiator and doors to:

## Lounge

15' 5" max x 10' 4" max ( 4.70m max x 3.15m max ) Double glazed window to the front aspect, radiator and opening to kitchen.

#### Kitchen

13' 2" x 5' 9" ( 4.01m x 1.75m )

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and gas hob with cooker hood over, space for fridge/freezer, plumbing for washing machine, wall mounted Combi boiler, inset ceiling lights, radiator and double glazed window to the front aspect.

#### **Bedroom One**

12' 5" x 9' 5" ( 3.78m x 2.87m )
Double glazed window to the rear aspect and radiator.

#### **Bedroom Two**

11' 3" x 7' 4" ( 3.43m x 2.24m ) Double glazed window to the rear aspect and radiator.

#### **Bathroom**

Suite comprising bath with shower attachment and mixer tap over, vanity wash hand basin, low level WC, radiator, fully tiled and obscure double glazed window to the side aspect.

### **Externally**

#### **Communal Gardens**

## **Parking**

One allocated off road parking space.





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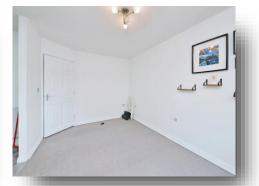
- Shared ownership on a 50% basis
- Well presented ground floor apartment
- Open plan lounge/diner leading to kitchen
- Two bedrooms
- Allocated off road parking for one vehicle

#### Tenure: Leasehold EPC Rating: C

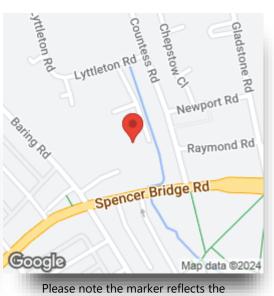
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NMS114766



Property Ref: NMS114766 - 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

Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON, Northamptonshire, NN1 1NH



williamhbrown.co.uk

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.