

# Whites

ESTATE AGENTS

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## Roe Road, Northampton Northamptonshire NN1 4PH



**£220,000**

An amazing penthouse duplex apartment within easy walking distance of the Wellingborough road and a short walk to the Racecourse Park. The apartment is situated over the top two floors and is a great example of a stunning duplex apartment with a magnificent lounge area with wood flooring and French doors opening onto a Juliet balcony. The kitchen is ultra contemporary with built in appliances and granite work tops. There are two double bedrooms, One bedroom having an en-suite bathroom with shower and fitted wardrobes. The second bedroom has wardrobes and views to the front. The main bathroom has a full suite and shower. The property has gas radiator heating, double glazing and one secure car parking space bringing together an ideal home or investment.

### **Enter Via**

Front door into hallway.

### **Hallway**

Double paneled radiator, laminate flooring and security phone. Doors to bedrooms and bathroom. Stairs to kitchen and lounge.



### **Bedroom One**

(incorporating ensuite) 15'10" x 12'8" ((incorporating ensuite) 4.83m x 3.86m)

A range of built in wardrobes. Two double glazed windows to rear and double glazed doors to Juliet balcony at rear. A further built in cupboard with hot water tank inside.



### **Ensuite**

Three piece white suite with low level WC, vanity wash hand basin and paneled bath with shower over. Tiled to full height with vertical radiator and tiled flooring.



### **Bedroom Two**

(into bay) 12'3" x 12'9" ((into bay) 3.757 x 3.907)

Two built in wardrobes and double glazed box bay to front and double paneled radiator.



### **Bathroom**

Three piece white suite with Vanity washbasin, low level WC and paneled bath with shower over. Tiled to full height and tiled floor.

### **Entrance to upstairs**

Double paneled radiator, stairs leading to second floor.





**Kitchen**

11'11" x 12'7" (3.643 x 3.851)

A range of base and eye level high gloss blue units with high gloss surfaces. Sink and drainer with mixer tap over. Plumbing for washing machine, Internal fridge and freezer. Gas hob with electric oven and extractor fan over. Double glazed box window to front with double paneled radiator. Velux skylight and spotlight to ceiling. Integral dishwasher. Window through to lounge area. Laminate flooring.



**Lounge**

(incorporating stairs) 29'9" x 14'11" (incorporating stairs) 9.082 x 4.552)

Laminate flooring. Four double glazed velux windows and one door through to juliet balcony. Two double paneled radiators.

**Lease information**

We have been advised by the owner that the service charge is £77 per month and ground rent is £150 per year. We have been advised by the owner that there is 85 years remaining on the lease but this is to be confirmed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	