

East Park Parade, Northampton NN1 4LA



£130,000

A spacious and characterful one-bedroom ground floor flat, set within an impressive Victorian building on East Park Parade, directly facing Northampton's historic Racecourse a vast park once home to historic horse racing. Now a much-loved green space with sports facilities and scenic walks. The apartment offers high ceilings with cornice, beautiful bay windows, stained glass windows, and period features throughout, this leasehold property also benefits from access to communal gardens.

The layout includes a hallway, generous living room with bay window, a separate fitted kitchen, a large double bedroom, and a bathroom with white suite including a shower. The property has gas central heating via Victorian-style radiators and would suit a first-time buyer, downsizer, or landlord looking for a well-located investment.

Enter Via

Door of communal hallway into:

Hallway

Doors into kitchen, bathroom, living room and bedroom.



Living Room

15'4" into bay x 14'5" (4.687 into bay x 4.399)

Bay window to front. decorative stained glass window to side and Victorian radiator.



Kitchen

9'10" x 5'11" (3 x 1.823)

Galley-style space with a tall window providing natural light. It is fitted with a range of units, laminate worktops, tiled splashbacks, and a cooker. There is space and plumbing for a washing machine, along with a wall mounted boiler.



Bathroom

5'4" x 5'6" (1.637 x 1.689)

The bathroom is fitted with a traditional white suite comprising a bath with shower over, pedestal wash basin, and low-level WC. Finished with partially tiled walls and flooring, There is also a towel rail and cornice to the ceiling.

Bedroom

16'0" x 10'6" at widest (4.88 x 3.223 at widest)

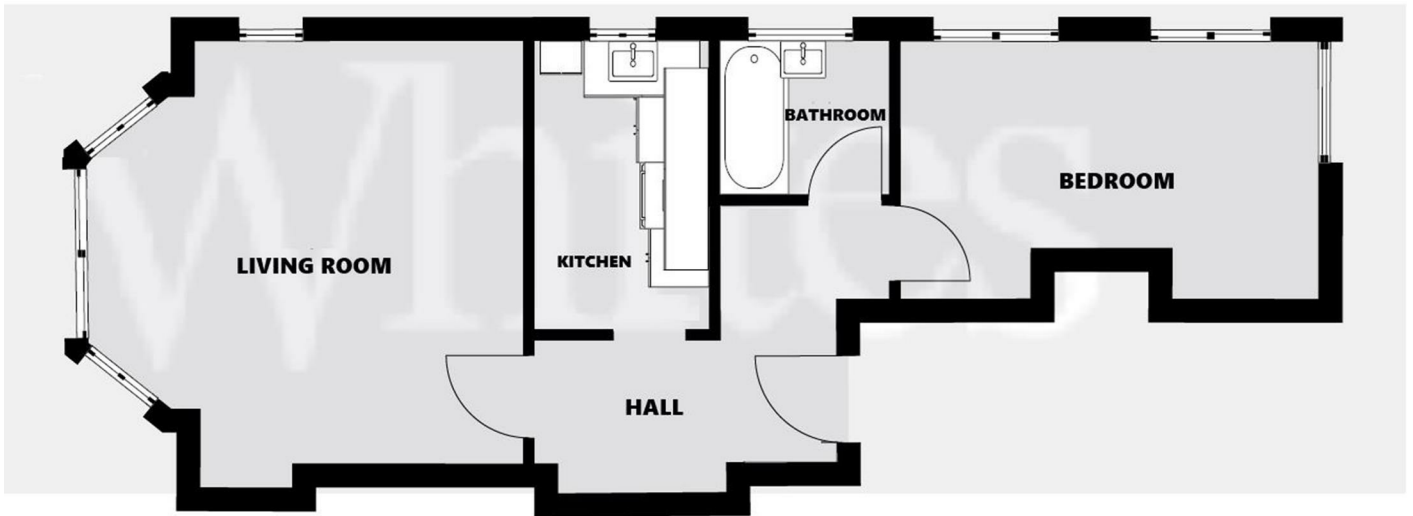
Array of windows and feature Victorian fireplace.



Communal Gardens

The communal gardens surround the property on three sides with lawns, mature trees, and well-stocked borders.

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Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 