

WOOTTON BROOK

CLOSE NORTHAMPTON, NN4
£174,995 | 2 Bed Flat - Purpose Built

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this immaculately presented two bedroom first floor apartment situated within the King Richard Court development for the over 55's. This apartment has just undergone a light refurbishment to include redecoration and brand new carpets throughout. The development has 52 apartments in total over three floors and is serviced with a lift. The entire site is wheelchair accessible. There is a bus stop located just 30 meters away whilst the local shops including a pharmacy and Tesco Express are a short walk away. The development benefits from 24hr warden control, communal areas including a lounge, café, conservatory and well maintained garden. Weekly cleaning and all facilities are included in the maintenance charge. Activities such as indoor bowls, social and quiz events and film evenings are available. The accommodation briefly comprises entrance hall with a large walk in storage cupboard, spacious lounge/diner, modernised kitchen, two double bedrooms, one with built in wardrobe and a shower room. There are further benefits to include gas radiator central heating, upvc double glazing, views over parkland and no above chain. This is a leasehold property. We are advised there are 956 years remaining on the lease, with total annual service charges being in the region of £9,000.

COUNCIL TAX BAND: D

- Two Double Bedrooms
- Over 55's Apartment
- First Floor
- Immaculate Condition
- Recently Re-decorated
- Brand New Carpets
- Gas Radiator Central Heating
- UPVC Double Glazing
- Views Over Parkland
- No Chain

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

