

for sale

£155,000



## Walkers Way Roade Northampton NN7 2GA

A very well presented two bedroom first floor apartment situated in a cul-de-sac location in the village of road. With allocated off road parking two bedrooms and spacious living accommodation this is an ideal first time buyer or investment buy.

# Walkers Way Road Northampton NN7 2GA

## Entrance Hall

Door to shared landing. Secure interphone, cupboard and wall mounting radiator.

## Lounge/ Diner

15' 2" x 11' 9" ( 4.62m x 3.58m )

Double glazed window to the front elevation and wall mounted radiator. Open to:

## Kitchen Area

8' 7" x 7' 2" ( 2.62m x 2.18m )

Fitted with range of wall and base level units with complementary work surfaces and splashback areas with inset sink and drainer. Integrated appliances include electric oven and gas hob with cooker hood over .Plumbing for washing machine. Double glazed window to the rear elevation and wall mounted radiator.

## Bedroom One

12' 1" max x 11' 6" max ( 3.68m max x 3.51m max )

Double glazed window to the front elevation and wall mounted radiator.

## Bedroom Two

7' 7" x 7' 5" ( 2.31m x 2.26m )

Double glazed window to the front elevation and wall mounted radiator.

## Bathroom

Suite comprises of bath with shower over, wash hand basin and low level flush wc with tiling to splash back areas. Double glazed window to the rear elevation and wall mounted radiator.

## Parking

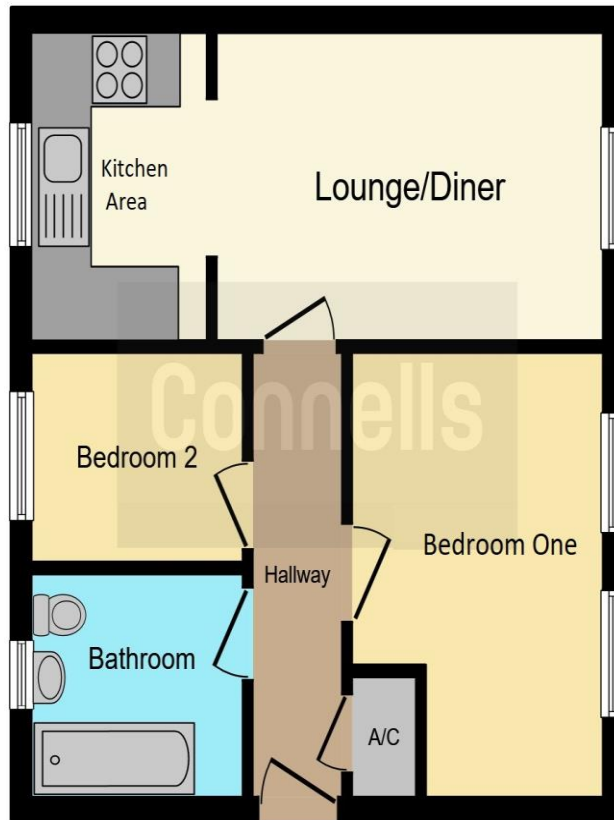
Allocated parking space.

## Council Tax Band

B







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL408271 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1100.00

Ground Rent: 250.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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