299 Welford Road
Kingsthorpe
NORTHAMPTON
NN2 8PW

£170,000

- MODERN PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- RADIATOR HEATING
- LARGE LOUNGE/DINER
- ALLOCATED PARKING
- COMMUNAL GARDENS
- ENERGY PERFORMANCE RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented, modern and purpose built, top floor flat on the outskirts of Kingsthorpe, set in well maintained communal gardens. The accommodation comprises; a communal entrance hall with security entrance and a lift to the second floor, private hallway, a lounge/diner with French doors to a Juliette balcony, modern fitted kitchen with built-in appliances, master bedroom with an en-suite shower room, second double bedroom and a family bathroom. Benefits include double glazing, allocated parking and radiator heating,

Communal Entrance
Entered via a communal entrance door with a security entry system, stairs and a lift to the second floor.

Entrance Hall
Entered via a private entrance door, doors to the main accommodation, storage and airing cupboards.

Lounge/Diner
13'11 x 14'10 (4.24m x 4.52m)
Double glazed French doors and windows with a Juliette balcony overlooking the gardens, television point, radiator, doorway to the kitchen.

Kitchen
9'10 x 7'4 (3.00m x 2.24m)
Fitted with a modern range of wall and base level units with complementary work surfaces, integrated electric oven and gas hob with an extractor hood over, stainless steel sink drainer unit, double glazed window to the side elevation, plumbing for an automatic washing machine, tiling to splash back areas.

Bedroom One
13'0 x 9'1 (3.96m x 2.77m)
Double glazed window to the front elevation, radiator, door to ensuite

Ensuite Shower Room
Fitted with a tiled shower cubicle, low level W.C. and a wash hand basin, extractor fan, radiator.

Bedroom Two
9'5 x 8'7 (2.87m x 2.62m)
Double glazed window to the front elevation, radiator.

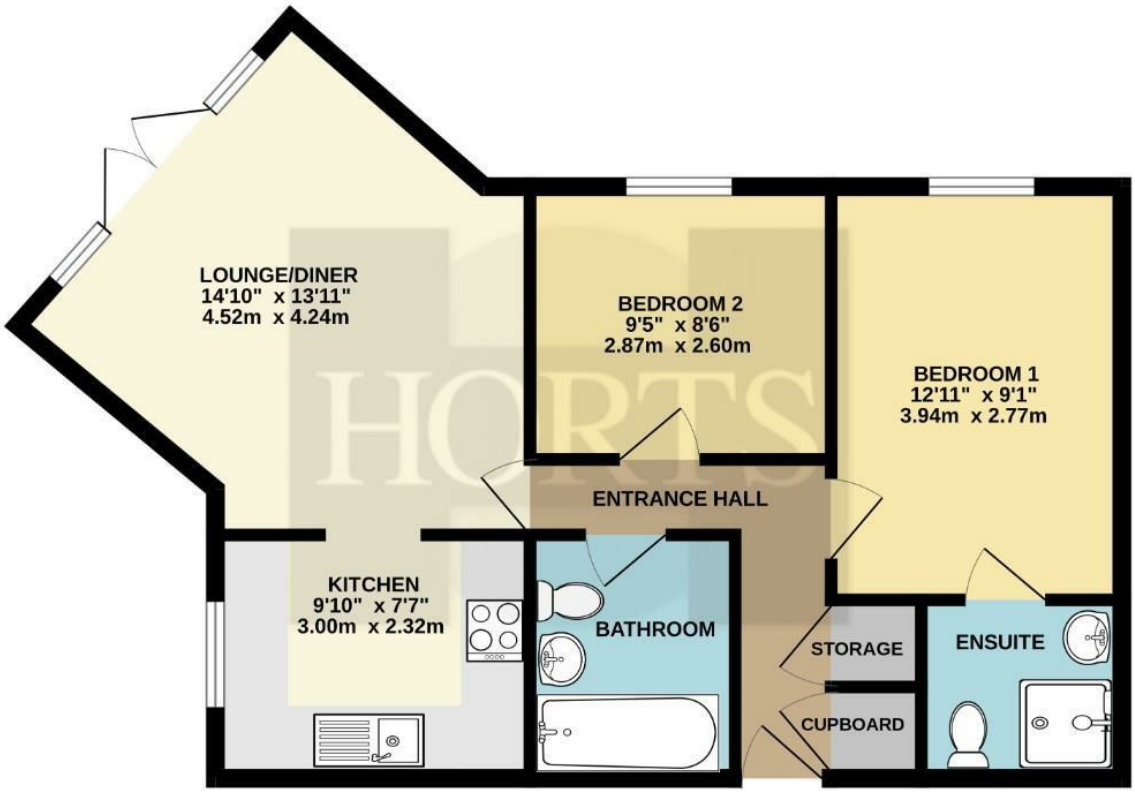
Bathroom
Fitted with a suite comprising a panelled bath with a mixer tap shower attachment over, pedestal sink, low level W.C., heated towel rail, tiling to splash back areas, extractor fan.

Outside
Communal Gardens and an allocated parking space.

Agents Notes
Lease 125 Years with 102 Years remaining
Ground rent £125 (paid twice a year at £62.50)
Maintenance Charge: £61 per calendar month (£1452 per annum)
Council: West Northants
Council Tax Band: C
EPC Rating: C

MAXIMUM HEIGHT
(2.3m) 7'-9"

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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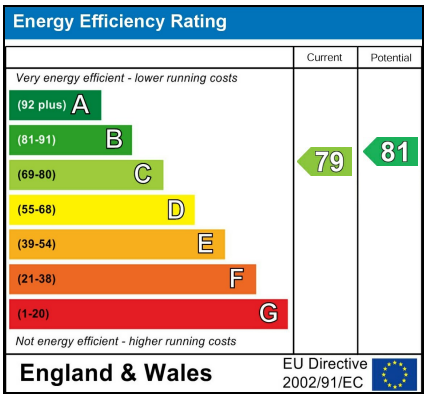

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