

for sale

offers in excess of **£140,000**



Ruskin Road Northampton NN2 7SY

Connells are delighted to offer to the market this immaculately presented two double bedroom apartment in the sought after area of Kingsthorpe. The property comprises entrance hall, open plan living/kitchen/dining room, two double bedrooms and a family bathroom.



Ruskin Road Northampton NN2 7SY

Entrance Hall

Enter from the communal hallway via a door into the entrance hall. Further doors lead off to the open plan living/ kitchen/ dining room, two double bedrooms and the family bathroom. Storage cupboard which houses the plumbing for a washing machine.

Living/ Kitchen/ Dining Room

17' 3" x 16' 4" (5.26m x 4.98m)

Kitchen Area

High gloss white wall and base level units with under unit LED lighting. Sink and drainer set into solid oak work tops with complimentary tiling to splash back areas. Integrated appliances

comprise fridge/freezer, wine cooler, electric oven and four ring induction hob with stainless steel extractor hood over.

Living/ Dining Area

UPVC double glazed windows to the rear and side elevations. Space for lounge suite and four seater dining table and chairs. Two wall mounted radiators and Bamboo wooden flooring.

Bedroom One

13' 11" x 9' 6" max (4.24m x 2.90m max)

UPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom Two

13' 11" x 9' 6" max (4.24m x 2.90m max)



UPVC double glazed window to the side elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with thermostatically controlled shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Chrome heated towel rail, extractor fan and electric toothbrush/shaver charging point.

Outside

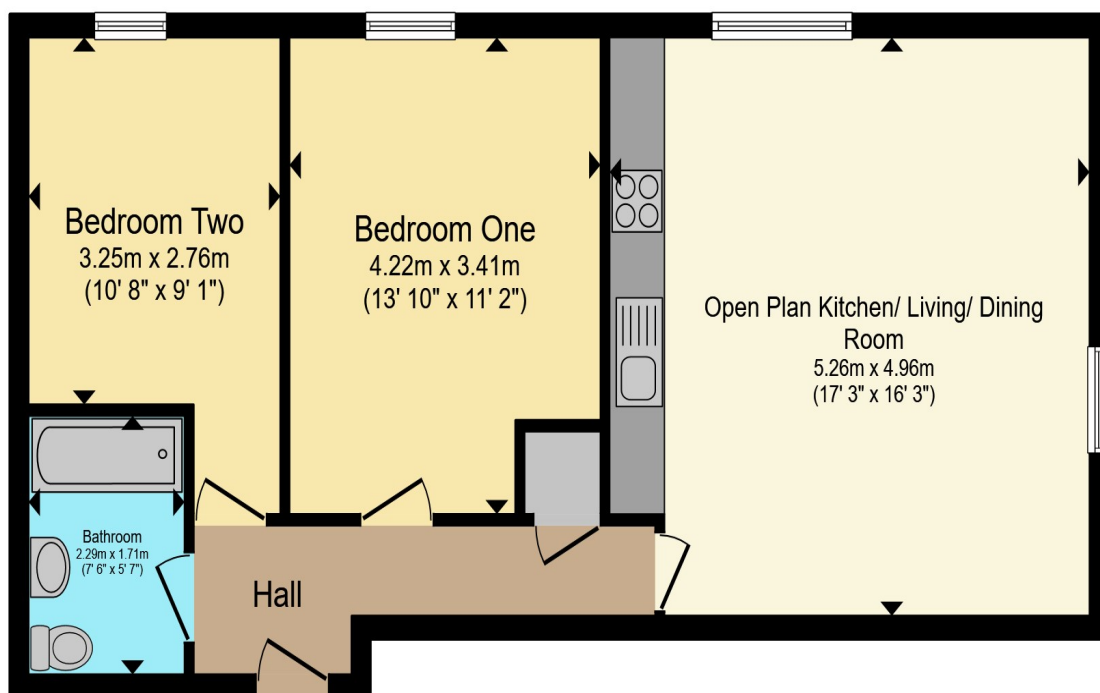
Parking

Allocated parking space for one car and further parking spaces for visitors.

Council Tax Band

B





Total floor area 61.4 m² (661 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408300 - 0006

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2400.00

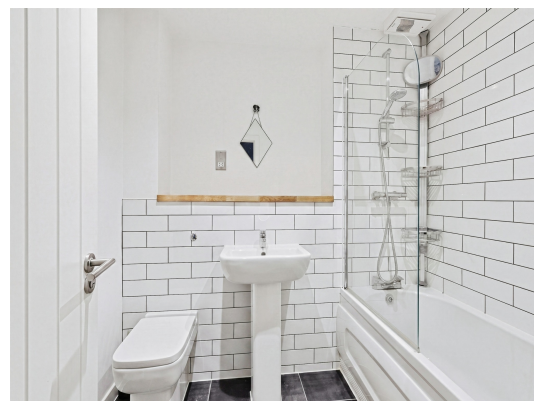
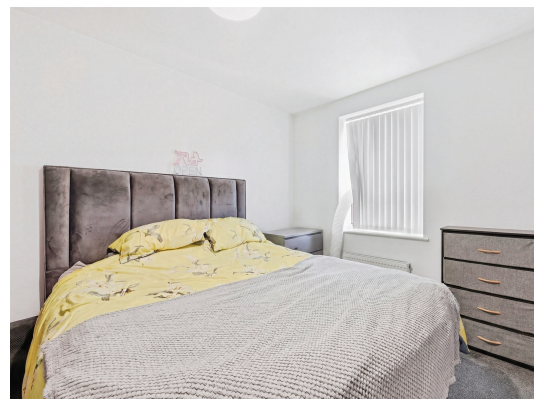
Ground Rent: 350.00

view this property online
connells.co.uk/Property/KTP408300

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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