

for sale

guide price **£160,000** Leasehold



Ruskin Road Northampton NN2 7SY

Offered to the market with NO UPWARD CHAIN is this MODERN two bedroom upper floor apartment which is ideally located within walking distance to good local amenities. Benefiting from an open plan kitchen/living/dining room and two double bedrooms, viewing is highly advised to fully appreciate.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

- ENERGY RATING: B
- OFFERED WITH NO UPWARD CHAIN
- OPEN PLAN KITCHEN/ LIVING/ DINING ROOM
- SECURE INTERCOM ENTRY SYSTEM



Property Details

Entrance Hall

Intercom entry system, smoke alarm and wall mounted radiator. Utility cupboard and further storage cupboard.

Kitchen/ Living/ Dining Room 16' 1" plus kitchen cabinets x 15' 6" (4.90m plus kitchen cabinets x 4.72m)

Kitchen Area

The kitchen area is fitted with a range of wall and base level units. Sink and drainer with mixer tap over, set into a wooden work surface and tiled to splash back areas. Integrated appliance comprise wine cooler, fridge, electric oven and hob with extractor hood over.

Living/ Dining Area

To the living/dining area there is a UPVC double glazed window to the front elevations and UPVC Velux window. Wall mounted radiator and space for a sofa and dining table and chairs.

Bedroom One 13' 4" plus door recess x 11' 11" (4.06m plus door recess x 3.63m)

Two UPVC double glazed Velux windows and wall mounted radiator.

Bedroom Two 14' 10" max x 8' 7" (4.52m max x 2.62m)

UPVC double glazed Velux and wall mounted radiator.

Bathroom

Modern three piece white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level flush wc, extractor fan and heated wall mounted towel rail. UPVC double glazed Velux window with fitted blind

Outside

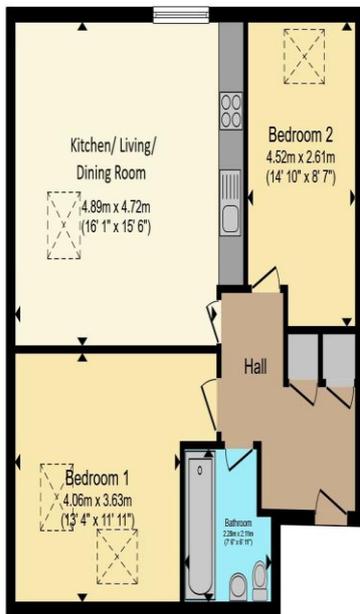
Parking

Allocated parking space and further spaces allocated for visitors.

Council Tax Band

C





Floor Plan

Total floor area 67.0 m² (721 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



To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408026 - 0008

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk