

for sale

£160,000



## King Richard Court Wootton Brook Close Northampton NN4 0XU

Connells are delighted to offer to the market this second floor, very well presented, two bedroom apartment in the very popular King Richard Court development for the over 55's located in East Hunsbury, which is handily placed to access all the local amenities.



# King Richard Court Wootton Brook Close Northampton NN4 0XU

## Entrance Hall

Door to the front elevation, two storage cupboards and further doors which leading off to lounge/diner, two bedrooms and family bathroom. Wall mounted radiator.

## Lounge/ Diner

16' x 11' 4" ( 4.88m x 3.45m )

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

## Kitchen

6' 11" x 13' 10" ( 2.11m x 4.22m )

Modern kitchen, fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a fridge freezer, electric oven and induction hob with a cooker hood over. Breakfast bar, wall mounted radiator and double glazed window to the front elevation.

## Bedroom One

13' 11" up to wardrobe x 9' 11" max ( 4.24m up to wardrobe x 3.02m max )

Double glazed window to the rear elevation, fitted wardrobe and wall mounted radiator.

## Bedroom Two

12' 6" x 9' 6" ( 3.81m x 2.90m )

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

## Bathroom/ Wet Room

Suite comprising a walk-in shower, low level flush w.c and wash hand basin with cupboard underneath. Tiled to walls, chrome heated towel rail and opaque double glazed window to the front elevation.









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)

To view this property please contact Connells on

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11 Tudor Court Wootton Hope Drive Wootton  
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Property Ref: WFL408197 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 8399.04

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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.

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