



Connells

King Richard Court Wootton Brook Close
Northampton

King Richard Court Wootton Brook Close Northampton NN4 0XU

for sale offers in excess of
£135,000



Property Description

Connells are delighted to offer to the market this very well presented, one 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.

The accommodation in brief comprises; entrance hall, storage cupboard, bathroom, lounge, kitchen and bedroom with fitted wardrobes. The apartment benefits from 24hrs warden, communal areas including a lounge, dining room and function room and a lift.

Entrance Hall

Door to communal space, two storage cupboards.

Lounge

14' 7" x 13' 4" (4.45m x 4.06m)

Double glazed windows to the front and side elevation, and wall mounted radiator.

Kitchen

9' 8" x 6' 5" (2.95m x 1.96m)

Fitted with a range of wall and base level units. Roll top work surfaces with inset sink and drainer, and tiling to splashback areas. Space for cooker and plumbing for washing machine. Double glazed window to the front elevation.

Bedroom One

9' 8" x 12' 7" (2.95m x 3.84m)

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

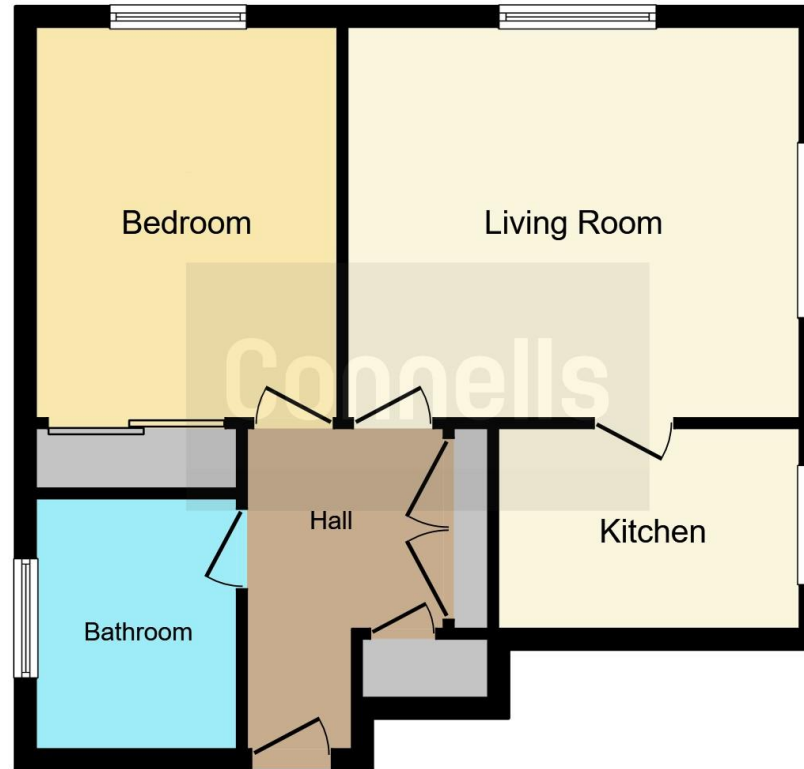
Bathroom

Suite comprising a walk-in shower, low level flush w.c and wash hand basin. Tiling to wet areas, and double glazed window to the rear 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

To view this property please contact Connells on

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11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 9402.36

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WFL408931

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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