

for sale

offers over **£140,000**



## Wilks Walk Grange Park Northampton NN4 5DW

Occupying a desirable position within the sought-after Grange Park area, this impressive two-bedroom top floor apartment offers stylish and well-proportioned accommodation, ideally placed for excellent transport connections and a range of local amenities.

# Wilks Walk Grange Park Northampton NN4 5DW

## Entrance Hall

Doors to two bedrooms, bathroom and kitchen/ lounge. Electric heater. Intercom. Storage cupboard.

## Lounge/Kitchen

Open plan living area, with lounge opening into the kitchen.

Lounge Area

Balcony to front elevation. Two electric heaters. Laminate floor.

Kitchen Area

Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath work surface. Integrated appliances comprising fridge freezer, double electric oven and hob with a cooker hood over. Plumbing for washing machine and dishwasher. Spotlights. Laminate floor.

## Bedroom One

Double glazed window to the front elevation. Electric heater. Storage cupboard.

## Bedroom Two

Double glazed window to the front elevation. Electric heater. Storage cupboard.

## Bathroom

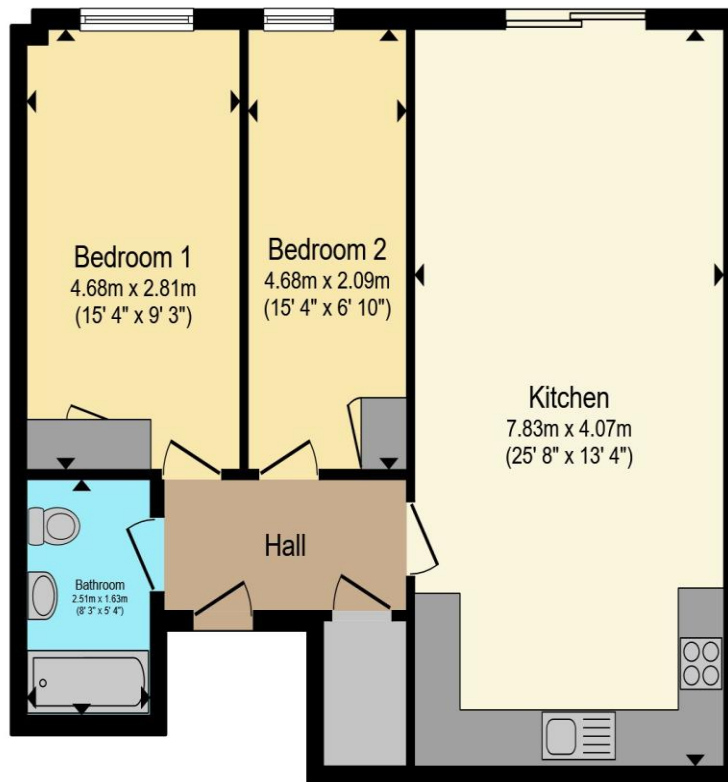
White suite comprising bath with mixer tap and shower attachment, low level flush w.c and wash hand basin. Tiled. Chrome heated towel rail, extractor fan.

## Outside

Allocated parking space.







Total floor area 67.1 m<sup>2</sup> (722 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](http://www.propertybox.io)



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Property Ref: WFL408835 - 0005

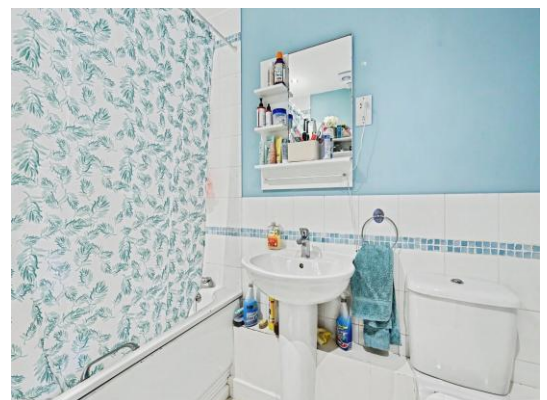
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2827.40

Ground Rent: 100.00

**view this property online**  
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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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