



Connells

Woodpecker Way
Northampton

Woodpecker Way
Northampton NN4 0QP

for sale offers over
£65,000



Property Description

This delightful ground-floor studio apartment, located in the sought-after area of East Hunsbury, Northampton, offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance home with outdoor space. With its own private garden and convenient ground-floor setting, this apartment provides comfortable living with modern finishes throughout. Ideally situated close to local amenities, transport links, and green spaces, this property offers both comfort and convenience.

This charming studio apartment is perfect for those seeking a comfortable space with the added benefit of a private garden. Don't miss out on this great opportunity—arrange your viewing today!

Council Tax Band

A.

Entrance Hall

Doors to living room and bathroom. Built in wardrobe and electric heater.

Living Room

15' 8" x 12' 1" (4.78m x 3.68m)

Double glazed window to the rear aspect and double glazed slide door opening to the rear garden. Electric heater. Open to kitchen.

Kitchen

8' 3" x 5' 3" (2.51m x 1.60m)

Fitted with wall and base level units. Sink and drainer set into work surfaces and tiled to splashback areas. Electric hob with cooker hood over. Space for fridge/ freezer. Double glazed window to the front elevation.

Bathroom

Suite comprising panelled bath with electric shower over, low level flush wc and wash hand basin. Electric radiator, extractor fan and opaque double glazed window to the front elevation.

Outside

Rear Garden

Lawned area, with some shrubs and borders, and timber fencing.

Agent Note

"Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property."



To view this property please contact Connells on

T 01604 706644
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11 Tudor Court Wootton Hope Drive Wootton
NORTHAMPTON NN4 6FF

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
30.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WFL407872

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Apr 1990. 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.

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