

**123 Bloomsbury House
Guildhall Road
NORTHAMPTON
NN1 1DT**

£120,000



- **NO ONWARD CHAIN**
- **TOWN CENTRE LOCATION**
- **VIEWS OVER NORTHAMPTON**
- **UNDER FLOOR HEATING**

- **GREAT BUY-TO-LET**
- **ONE BEDROOM**
- **SPACIOUS KITCHEN/ LOUNGE**
- **ENERGY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

With far stretching views over Northampton this one bedroom apartment is located on the very top floor of the iconic 'Art Deco' Bloomsbury building. Just down from the Derngate theatre in Guildhall Road, the apartment offers a generous open plan lounge/kitchen, good size bedroom and large bathroom. Further benefits include under-floor heating and a communal lift.

Entrance Hall

Entry through hard wood door.

Open Plan Kitchen/ Lounge

20'6" x 13'6" max (6.27 x 4.12 max)

Kitchen Area

Wall and base mounted cupboards with black quartz work surface. Appliances include dish washer, tall standing fridge/freezer, integrated washing machine, electric cooker and hob with extractor fan over. Laminate flooring and windows to front elevation. Intercom system.

Lounge Area

Window to front elevation.

Bedroom

13'6" x 17'4" max (4.12 x 5.3 max)

Window to front elevation.

Bathroom

Bath with shower over and screen, full height tiling to shower area, W.C. with concealed cistern, wall mounted sink, tiled flooring.

Agents Notes:

Management Charges:

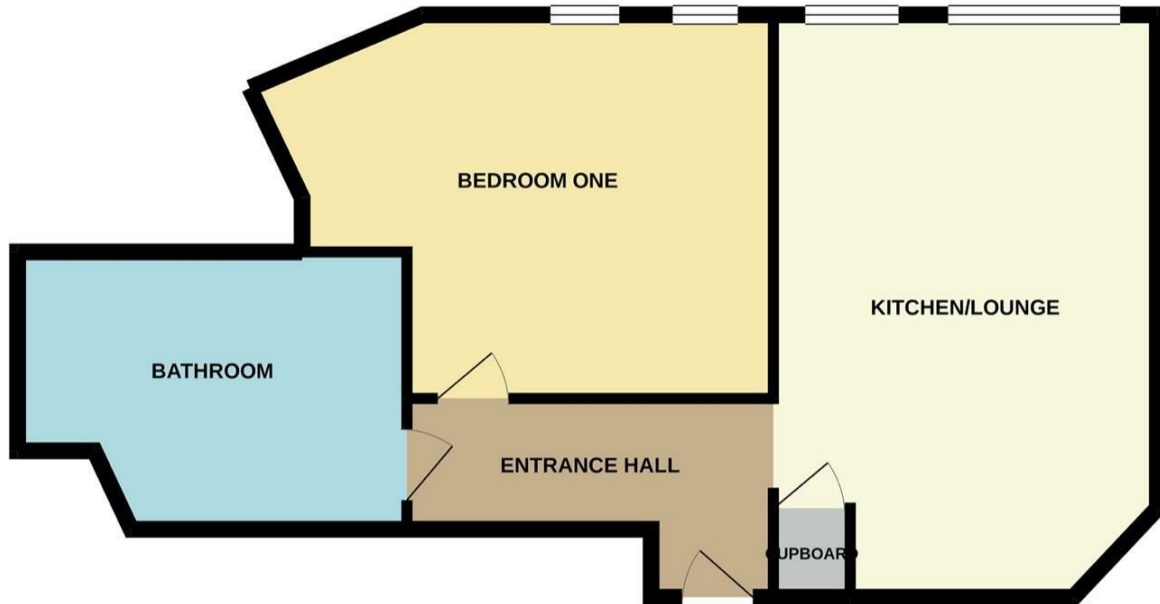
Service Charge Inc. Ground rent): £175 p/m

Lease 999 years from 2010

Local Authority: West Northamptonshire Council Tax Band: C

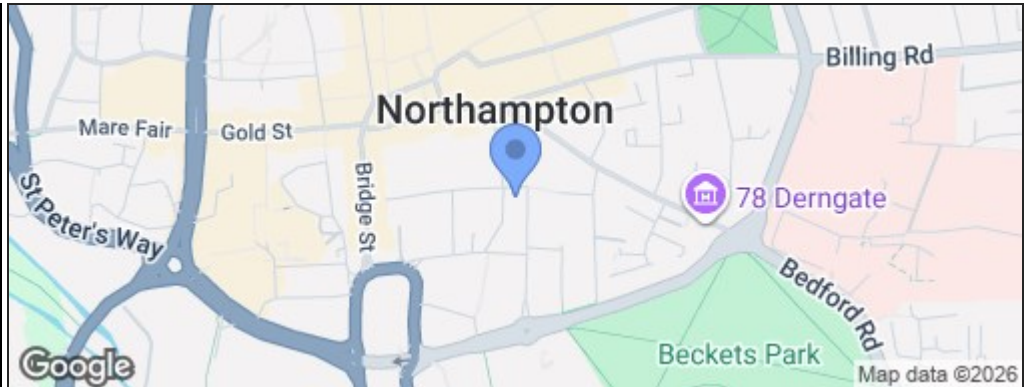


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.