

**16 Stevens Court
Earls Barton
NORTHAMPTON
NN6 0GZ**

Offers Over £160,000



- GROUND FLOOR ONE BEDROOM APARTMENT
- KITCHEN WITH FIELD VIEWS
- ALLOCATED UNDERGROUND PARKING
- USE OF COMMUNAL GARDEN
- LONG LEASE

- SPACIOUS LOUNGE
- REFITTED BATHROOM
- VACANT POSSESSION
- WELL MAINTAINED
- ENERGY EFFICIENCY RATING TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A well-presented one-bedroom ground floor apartment with allocated underground parking, offered with vacant possession and no onward chain, ideally situated in the popular village of Earls Barton.

This appealing apartment offers comfortable, low-maintenance living and would make an ideal first-time purchase or investment opportunity.

The accommodation comprises a well-proportioned reception room, spacious bedroom with built-in wardrobes and a recently refitted bathroom. Further benefits include allocated underground parking, guest parking and access to a communal garden.

Conveniently located close to Earls Barton's local amenities and transport links, this is an excellent opportunity for those seeking a practical and well-located home.

Ground Floor

Entrance Porch

Enter via UPVC half obscure double glazed door, UPVC double glazed window to side aspect, wooden laminate flooring, storage cupboard.

Kitchen

10'0" x 6'1" (3.06 x 1.86)

Two UPVC double glazed windows to side aspect with views over fields, wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with electric hob with extractor hood over, space/plumbing for washing machine, space for tumble dryer, space for fridge freezer.

Lounge

15'2" max x 15'0" (4.64 max x 4.59)

UPVC double glazed window to side aspect, feature wall mounted electric fireplace.

Inner Hall

4'1" x 4'1" (1.25 x 1.25)

Double built-in wooden wardrobes.

Bedroom One

12'9" x 8'11" (3.91 x 2.73)

UPVC double glazed window to side aspect, double built-in wardrobe.

Shower Room

9'7" x 6'0" (2.93 x 1.83)

Recently refitted. UPVC obscure double glazed window to side aspect, walk-in double shower, pedestal wash hand basin with close coupled W/C, tiled splash backs, loft hatch entrance.

Externally

Communal Garden

Gated access to a private communal garden area for residents, featuring established plants, shrubs and trees.

Off Road parking

Allocated underground parking in a numbered bay.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: A

Lease Length 994

Service Charges £1080 per year. £90pcm.

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Earls Barton Local Area Information

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

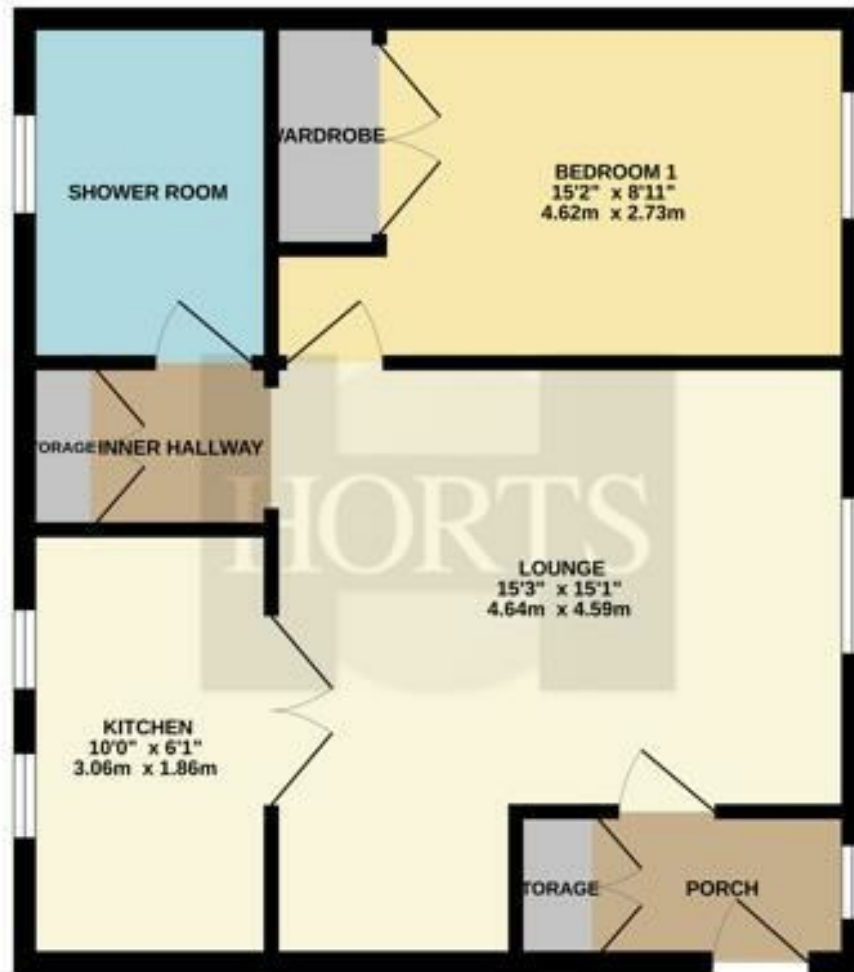
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho coffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.



GROUND FLOOR



While 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 operation or efficiency can be given.
Made with Mapogen 11/2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.