

for sale

£160,000



## Finney Drive Grange Park Northampton NN4 5DT

Situated in the sought-after area of Grange Park, this well-presented TWO BEDROOM first floor apartment offers comfortable and convenient living, ideal for first-time buyers, downsizers or investors alike. An early VIEWING is highly recommended to appreciate the location and accommodation on offer.



# Finney Drive Grange Park Northampton NN4 5DT

## Entrance Hall

Door to entrance hall, electric heater, cupboard. Further doors leading off to lounge/ diner, kitchen, two bedrooms and bathroom.

## Lounge/ Diner

Two UPVC double glazed windows to the front elevation. Radiator.

## Kitchen

Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath work surface with mixer tap over and tiling to splashback areas. Integrated appliances comprising electric oven and hob with cooker hood over. Plumbing for washing machine. UPVC double glazed window to the rear elevation.

## Bedroom One

UPVC double glazed window to the front elevation. Fitted wardrobe. Electric heater.

## Bedroom Two

UPVC double glazed window to the rear elevation. Fitted wardrobe. Electric heater.

## Bathroom

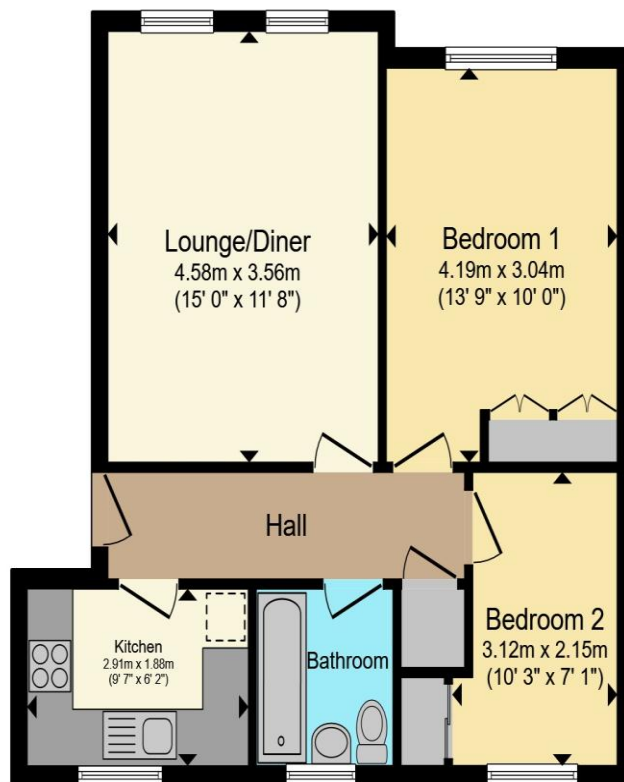
Three piece suite comprising a bath with shower over, low level flush w.c and wash hand basin with tiling to the splash back areas. Shaver point. Extractor fan. Opaque double glazed window to the rear elevation. Ceramic floor.

## Parking

Allocated parking space.







Total floor area 53.0 m<sup>2</sup> (571 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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11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL408501 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1900.00

Ground Rent: 62.50

**view this property online [connells.co.uk/Property/WFL408501](http://connells.co.uk/Property/WFL408501)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. 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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