

Flat 15, 299 Welford Road, Northampton, NN2 8PW



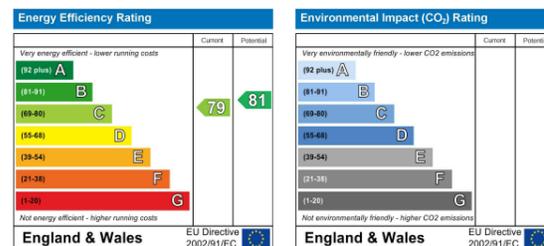
Asking Price £170,000 Leasehold

Located in the highly sought-after area of Kingsthorpe, within easy reach of Kingsthorpe Front and a range of local amenities, this well-presented two-bedroom second floor apartment offers comfortable and modern living. The property forms part of the desirable Old School House development on Welford Road.

Accommodation is accessed via a secure communal entrance with both lift and stair access, and comprises an entrance hall, a bright open-plan sitting/dining area with Juliet to the front and modern fitted kitchen with integrated appliances, a principal bedroom with en-suite, a second double bedroom, and a spacious family bathroom.

Externally, residents benefit from well-maintained communal gardens and one allocated parking space. Additional features include ample storage, double glazing, and gas radiator central heating, powered by a gas boiler

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ACCOMMODATION

COMMUNAL AREAS



ENTRANCE HALL

LOUNGE

14'10 x 13'11



KITCHEN

9'10 x 7'4



BEDROOM ONE

12'11 x 9'1



EN SUITE

6'3 x 5'7



BEDROOM TWO

9'5 x 8'0



BATHROOM

7'7 x 7'1

OUTSIDE

LEASE AND SERVICE CHARGES

We are told there is a 125 year lease from 2003. We are told there is a service charge paid twice yearly of £749 and ground rent currently of £76.23 per year

LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

COUNCIL TAX

West Northamptonshire Council - Band C

SERVICES

Services: All main services are connected to the property. Heating via radiators and gas boiler.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road running into Queens Park Parade. At the Cock Hotel junction with Mill Lane carry straight on to the Harborough Road through Kingsthorpe Centre and fork left next to Waitrose onto the A5199 Welford Road. With Kingsthorpe Recreation Ground on the right hand side. Continue along this road turning left into the development. Continue to the end of the private drive where there is visitors parking

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For further information on viewing call 01604 230222