

## Hinton Road, Northampton NN2 8NA



**£99,995**

A well presented, chain free two bedroom first floor apartment, situated on the popular Hinton Road in Kingsthorpe, set within a detached block and ideally positioned close to a wide range of local amenities including schools, shops and restaurants. The property also offers excellent commuter links to Moulton Park.

The accommodation comprises an entrance hallway with entry phone system, a bright and spacious lounge enjoying views over a nearby green space, two well proportioned bedrooms both benefiting from built in storage, a bathroom, and a kitchen fitted with a range of units and space for a dining table. Externally, the property further benefits from a garage located to the rear of the block. Additional features include double glazing throughout. An ideal first time purchase or investment opportunity.

### **Enter via**

Communal access with stairs up to a further hallway and the front door.

### **Hallway**

Entry phone system, three storage cupboards with one containing the hot water cylinder, laminate flooring, doors to two bedrooms, bathroom, lounge and kitchen.



### **Lounge**

16'8" x 10'9" (5.1 x 3.279 )

Two double glazed windows letting in ample light, feature fireplace with stone surround, stone hearth, wooden mantle and electric heater.



**Kitchen**

14'3" x 8'10" (4.365 x 2.709)

Double glazed window, laminate flooring, range of base and eye level units with roll top work surfaces, integrated oven, electric hob with extractor over, space for washing machine, tiled to water and heat sensitive areas.



**Bedroom One**

10'6" x 9'8" at widest (3.218 x 2.957 at widest )

Double glazed window, electric heater and built in wardrobe.



**Bedroom Two**

10'6" x 8'7" at widest (3.211 x 2.624 at widest )

Double glazed window, electric heater and built in wardrobe.



### **Bathroom**

Tiled to full height, tiled flooring, three piece suite with low level WC, inset wash hand basin and bath with electric shower over.




### **Single garage**

#### **Lease information**

We have been advised by the owner that the lease term is 999 years from 1st April 1984 and the last Annual charge was £1,431.98

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	