

Flat 5, 5 St. Matthews Parade

**NORTHAMPTON
NN2 7HF**

£115,000



- **TWO BEDROOM**
- **TOP FLOOR**
- **NEED REFURBISHMENT**
- **CLOSE TO TOWN CENTRE**

- **FLAT**
- **COMMUNAL GARDENS**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain and requiring refurbishment throughout, this 2nd floor apartment is located within close proximity to the Racecourse park and local amenities. The accommodation comprises of an entrance hall, lounge with bay fronted window to the front, kitchen, two bedrooms and a bathroom. Outside there are communal gardens and shared parking to the rear.

Ground Floor

Communal Entrance Hall

Security intercom access, stairs to all floors.

Apartment Entrance Hall

Doors to:

Lounge

Radiator, windows to front.

Kitchen

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, plumbing for washing machine, cooker point, uPVC double glazed window to side.

Bedroom One

Radiator, uPVC double glazed windows to front and rear.

Bedroom Two

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, radiator.

Externally

Communal Gardens

Mainly laid to lawn, mature plants and trees, communal parking.

Agents Notes

Tenure: Leasehold on completion

Estate/Service Charge: £1,940.28 per annum

Ground Rent: N/A Peppercorn

Lease Term: 125 years on completion



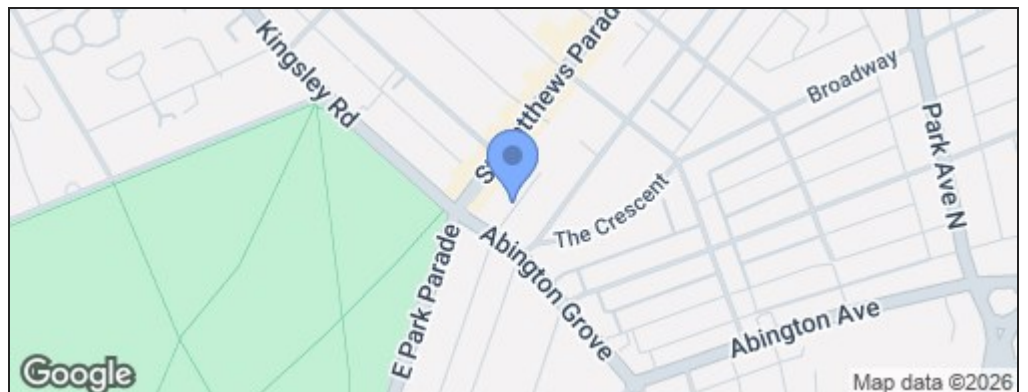
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.