

**63 Scholars Court
Derngate
NORTHAMPTON
NN1 1ES**

£163,500



- **VIEW OVER BECKETTS PARK**
- **NO CHAIN**
- **PARKING**
- **DOUBLE GLAZING**

- **TWO BEDROOMS**
- **CULTRUAL QUATER**
- **SPACIOUS LOUNGE**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Positioned in an enviable town centre setting within Scholars Court, this superb top floor apartment enjoys stunning views across Becketts Park and is offered to the market with no upper chain. Located on Derngate, just moments from the town's vibrant theatre district, bars, and restaurants, the property combines lifestyle and convenience, with the added benefit of off road parking.

The accommodation is well proportioned throughout and comprises a welcoming entrance hall, a spacious and light filled lounge, and a fitted kitchen enjoying attractive views over Becketts Park. There are two generous bedrooms and a well appointed bathroom. Externally, residents benefit from communal gardens while, to the front there is an allocated off road parking space. Further benefits include double glazing and electric storage heating throughout.

The property is offered with immediate vacant possession, making it an ideal purchase for first time buyers, investors, or those seeking a convenient town centre base. Perfectly positioned for easy access to Northampton General Hospital, the University, and the mainline railway station.

Ground Floor

Entrance Hall

Accessed via a secure entrance door, this welcoming hallway provides loft access, an airing cupboard, and a useful storage cupboard. There is an entry phone system and electric storage heater, with doors leading to all principal rooms.

Lounge

13'11" x max x 15'11" (4.25m x max x 4.86m)

A spacious and beautifully light living area featuring multiple windows to the rear and side, enjoying attractive views across Becketts Park. The room offers ample space for both seating and dining, with a storage heater, picture rails, and an additional storage cupboard. Door leading to the kitchen.

Kitchen

11'3" x 6'1" (3.44m x 1.87m)

Fitted with a range of base and wall mounted units with work surfaces over and tiled splashbacks. Incorporating a one and a half bowl sink unit, built-in oven and hob with extractor over, and space for white goods including a washing machine and fridge. A window to the rear provides delightful views over Becketts Park, with a kickspace heater for added comfort.

Bedroom One

12'11" x 9'2" (3.95m x 2.8m)

A generous double bedroom with a window to the front aspect, benefitting from a storage heater and a double width built-in storage cupboard.

Bedroom Two

9'6" x 6'7" (2.9m x 2.02m)

A well proportioned second bedroom, ideal as a guest room, nursery, or home office, with a window to the front aspect and panel heater.

Bathroom

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and a panelled bath with mains shower over and glass screen. Additional features include a heated towel rail, electric fan heater, and extractor fan.

External

Communal Gardens

Well maintained communal gardens providing pleasant outdoor space for residents, with views towards Becketts Park.

Parking

Allocated off road parking space to the front of the property.

Agents Notes

West Northamptonshire Council

Council Tax Band: C

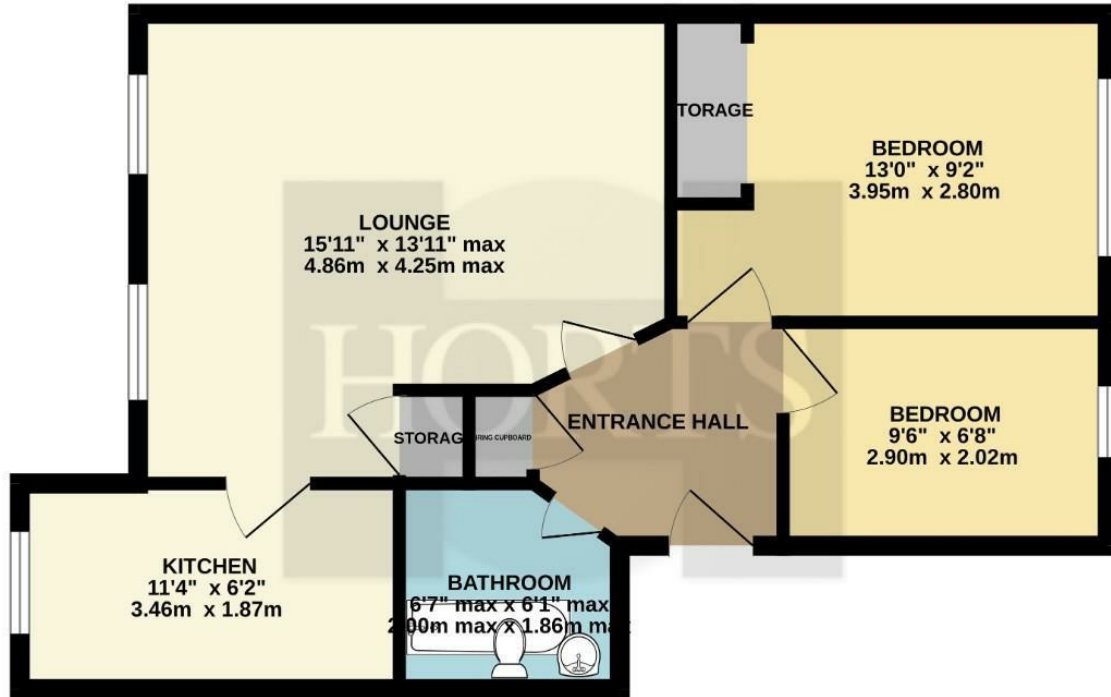
Charges approx. £440 per quarter includes ground rent and service charge

An additional payment of £1,350 will be due on completion toward external painting of the block which is due to be carried out in February 2027.



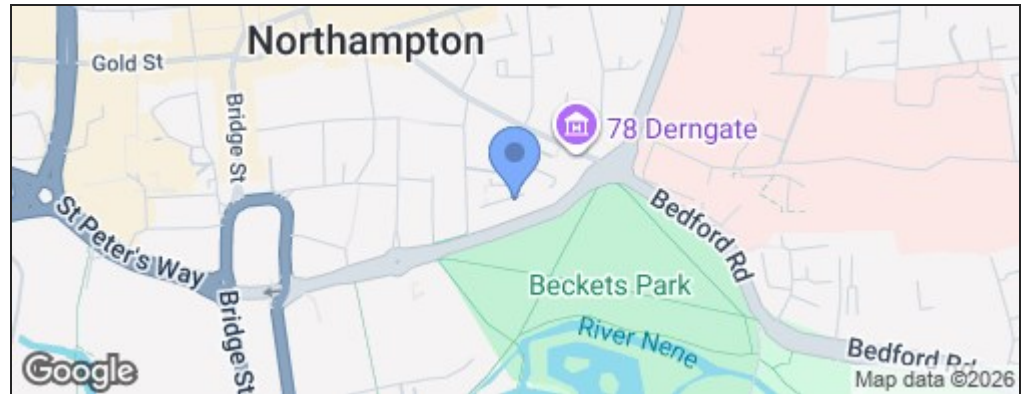


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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		66	73
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.