

**Flat 17, 40 Grove Road  
The Mounts  
NORTHAMPTON  
NN1 3LT**

**£175,000**



- **GROUND FLOOR FLAT**
- **MASTER WITH EN SUITE**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

- **TWO LARGE BEDROOMS**
- **OPEN PLAN LOUNGE/DINING/KITCHEN**
- **DOUBLE GLAZING**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled on Grove Road in the vibrant town of Northampton, this modern flat offers a unique blend of contemporary living and historical charm. Housed within a thoughtfully converted old shoe factory, this property boasts an inviting atmosphere with spacious living areas and striking exposed beams that add character to the home.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience is at your fingertips, making it ideal for both families and professionals alike. The ground floor location ensures easy access, while the secure gated parking offers peace of mind for your vehicle.

This property is perfect for those seeking a modern lifestyle in a setting rich with history. The combination of spacious living and stylish design makes it a delightful choice for anyone looking to make a home in Northampton. Don't miss the opportunity to experience the charm and comfort this flat has to offer.

## **Ground Floor**

### **Communal Entrance Hall**

Stairs leading to all floors, post box retrieval, wheelchair assist lift, tiled flooring.

### **Flat Entrance Hall**

Radiator, laminate flooring, built in storage cupboard, high ceilings with exposed beams, doors to:

### **Open Plan Lounge/Dining/Kitchen**

30'10" x 19'0" (9.41 x 5.81)

### **Kitchen Area**

Fitted kitchen with stainless steel sink unit with base cupboard below, a range of floor standing cupboards with granite work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, electric oven, tiled flooring, raised breakfast bar with granite work tops.

### **Dining Area**

Laminate flooring, radiator, wall lights, double glazed window to rear, double glazed door leading to communal parking area, security phone system.

### **Bedroom One**

20'6" max x 10'8" (6.26 max x 3.27)

Built in wardrobes, radiator, laminate flooring, wall lights, double glazed window to rear, exposed beams to ceiling, door to en suite.

### **En Suite Shower Room**

Suite comprising tiled shower cubicle, low level W/C, hand wash basin, tiled flooring, radiator.

### **Bedroom Two**

20'5" x 9'5" (6.23 x 2.89)

Cupboard housing hot water boiler, radiators, double wardrobe, split level bedroom with steps down, wall lights.

### **Bathroom**

Suite comprising P shaped bath with shower unit above, tiled splash areas, low level W/C, hand wash basin, radiators.

## **Externally**

### **Communal Parking**

Electric security gate leading to communal car park, bin storage area.

### **Agents Notes**

Council Tax Band: E

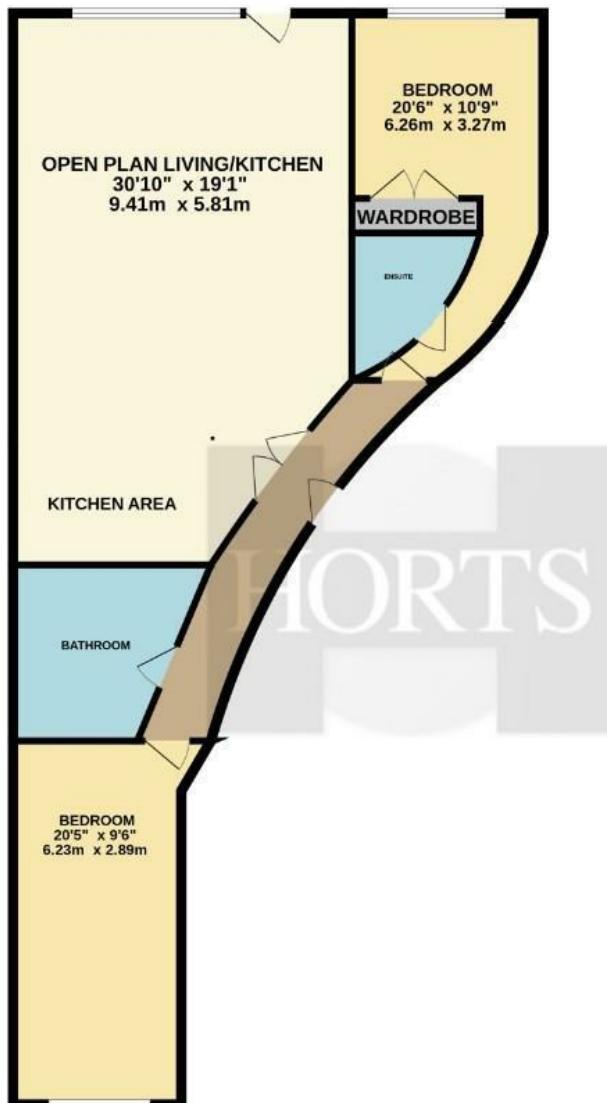
Service Charges £1937.15 per year

Remaining years on lease 103

Ground Rent £150 per year



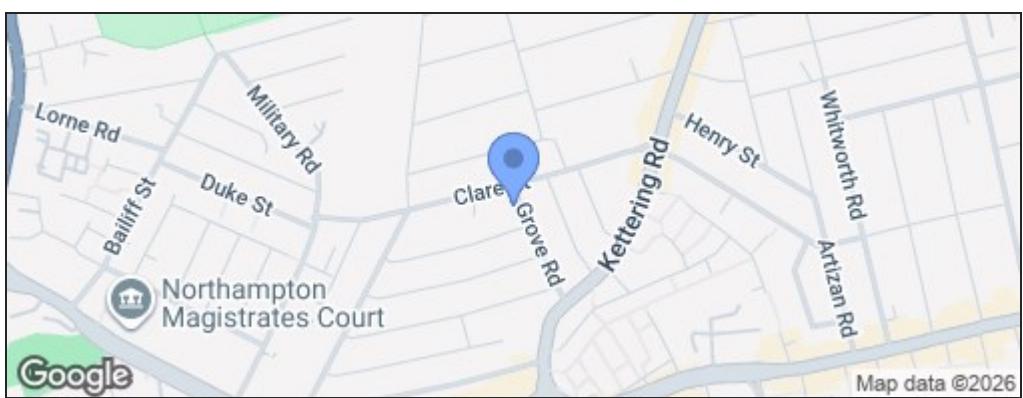
GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.