

Radleigh Court Homestead Way

**NORTHAMPTON
NN2 6JG**

Guide Price £160,000



- **GROUND FLOOR FLAT**
- **RECENTLY REFITTED KITCHEN**
- **NO ONWARD CHAIN**
- **GARAGE**

- **TWO BEDROOMS**
- **RECENTLY REFITTED SHOWER ROOM**
- **BEAUTIFULLY PRESENTED**
- **ENERGY EFFICIENCY RATING TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated on the sought-after Homestead Way, this well-presented ground-floor apartment offers modern, low-maintenance living in a convenient Northampton location.

The accommodation comprises a spacious and welcoming living room, providing an excellent space for both relaxing and entertaining. There are two generously sized bedrooms, complemented by a stylish refitted kitchen and a contemporary refitted shower room.

A particular advantage of this property is that it is offered with no onward chain, helping to ensure a straightforward and stress-free purchase. The apartment also benefits from a garage, providing valuable parking or additional storage space.

Conveniently positioned close to Northampton Racecourse, residents can enjoy attractive green spaces and a range of leisure opportunities while remaining within easy reach of local amenities, shops, and transport links.

Combining comfort, practicality, and an excellent location, this attractive apartment represents a fantastic opportunity and early viewing is highly recommended.

Ground Floor

Communal Entrance

Enter via glass panel door into communal entrance hall.

Entrance Hall

Enter via solid wooden door, storage cupboard, doors to;

Lounge

15'5" x 11'1" (4.70 x 3.40)

Enter via wooden glass panel double doors. UPVC double glazed French doors with wing windows leading to rear garden, ceiling coving.

Kitchen/Diner

15'5" x 8'4" (4.70 x 2.56)

Recently refitted. UPVC double glazed window to rear aspect, modern wall and base mounted soft touch units with drawers incorporating clever storage features, roll top work surfaces, tiled splash backs, integrated gas hob and extractor hood over, integrated fridge/freezer, integrated washing machine, integrated oven, integrated microwave, tile effect flooring.

Bedroom One

13'5" max x 10'2" (4.09 max x 3.10)

UPVC double glazed window to front aspect, integrated wardrobes.

Bedroom Two

13'5" max x 5'9" (4.09 max x 1.76)

UPVC double glazed window to front aspect.

Shower Room

6'8" x 5'10" (2.05 x 1.78)

Completely refitted. Walk-in double shower, pedestal wash hand basin with storage under, close coupled low level W/C, fully tiled splash backs, wall mounted storage cupboard, chrome wall mounted heated towel rail, wooden laminate flooring.

Garage

Single garage with up and over door, situated to the rear in a private residents courtyard.

Communal Gardens

To front and rear. Laid to lawn, established plants and shrubs.

Agents Notes

Local Authority: West Northampton Council:

Council Tax Band B

Service Charge Annual £1381.62. (paid six monthly £690.81)

Ground Rent Annual £80. (paid six monthly £40.)

Lease extension 150 years from 2016.

Flat Management Fee Annual £7.85

The gardens front and rear are communal and do not belong to individual leaseholders.

No parking spaces are allocated to individual flats. Leaseholders can park anywhere on site but obviously not directly in front of garages to inhibit access.

No restrictions on ownership, however you should note is that the flats have a specific lease restriction mainly that they cannot be rented and must be occupied by the buyer. If either of these two restrictions are breached then the freeholder has a right to take over the property.

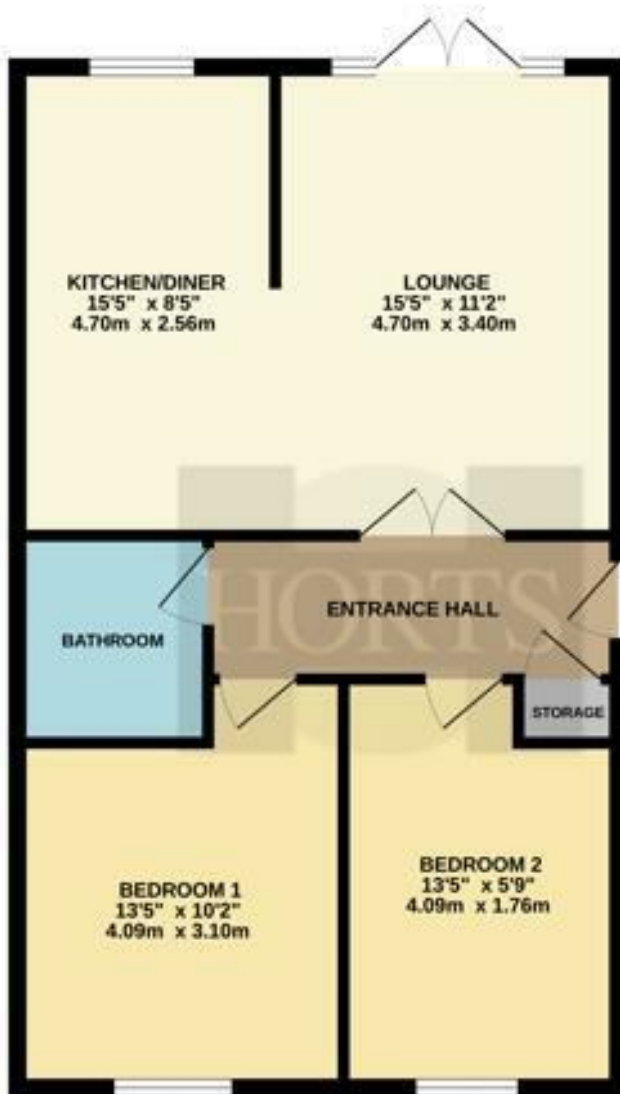
Local Area Information

Centred around Homestead Way, the neighbourhood is primarily residential, featuring a mix of houses and small apartment developments. Residents benefit from good access to local amenities, schools, healthcare services, and public transport links, while Northampton town centre and the railway station are only a short distance away. The area falls within the Northampton North parliamentary constituency and has been an established residential location since the 1980s.

The wider NN2 district is known for its combination of urban convenience and community character. Nearby districts such as Kingsley Park and Kingsthorpe offer local shops, cafés, parks, and leisure facilities, making the area attractive to families and professionals alike. Residents enjoy easy access to major road networks, including routes connecting to the M1 motorway, while Northampton's cultural attractions, retail centres, and employment opportunities are within easy reach. The neighbourhood provides a balance between suburban living and access to the wider amenities of Northampton, contributing to its appeal as a well-connected residential area.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here 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.