



Connells

Walkers Way
Road Northampton

Walkers Way
Roade Northampton NN7 2GA

for sale offers over
£150,000



Property Description

A very well presented two-bedroom second floor apartment situated in a cul-de-sac location in the village of Roade. The property offers off road parking, two bedrooms and spacious living accommodation this is an ideal first-time buyer or investment buy. This fantastic property is also offered with no onward chain

Internally the accommodation comprises entrance hall, living room with kitchen and dining area, two bedrooms and bathroom. Outside there are green open spaces and allocated parking.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Entrance Hall

Door to front. Further doors leading to lounge, kitchen, two bedrooms and bathroom. Radiator. Storage cupboard. Loft access.

Lounge

Double glazed, Juliet balcony to the side elevation. TV point. Access to kitchen. Space for dining table and chairs.

Kitchen

Fitted with range of wall and base level units with complementary work surfaces and splashback areas with inset sink and drainer. Integrated appliances include electric oven and gas hob with cooker hood over Space for fridge freezer .Plumbing for washing machine. Radiator. Double glazed window to the rear elevation.

Bedroom One

Double glazed window to the side elevation. Radiator.

Bedroom Two

Double glazed window to the side elevation. Radiator.

Bathroom

Suite comprises of bath with shower over, wash hand basin and low level flush wc with tiling to splash back areas. Extractor fan. Radiator. Double glazed window to the side elevation. Tiled floor.

Outside

Parking

Allocated one parking space.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.







Total floor area 51.2 m² (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WFL408884

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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