33 Reffield Close

TOWCESTER
NN12 6DZ

£200,000

- SPACIOUS FIRST FLOOR APARTMENT
- LOUNGE / DINER
- EXCELLENT CONDITION
- ALLOCATED PARKING SPACE
- TWO BEDROOMS
- SEPARATE KITCHEN
- CLOSE TO TOWN CENTRE
- ENERGY EFFICIENCY RATING : C

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The Property Ombudsman

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Set in a wonderful quiet spot close to the town centre with views over communal gardens, this two bedroom first floor apartment is offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, and an allocated parking space.

Entrance Hall
12'9" x 5'2" (3.90 x 1.60)
Enter via wooden door.

Lounge / Diner
17'0" x 11'2" (5.19 x 3.42)
French doors leading to Juliet balcony, double glazed window to side, radiator.

Kitchen
9'5" x 9'2" (2.89 x 2.80)
Double glazed window to front, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven with hob and extractor over, dishwasher, washing machine, space for further appliances, complementary tiling, radiator.

Bedroom One
12'7" x 9'4" (3.85 x 2.85)
Two double glazed windows, fitted wardrobe, radiator.

Bedroom Two
9'4" x 7'2" (2.87 x 2.19)
Double glazed window, radiator.

Bathroom
11'3" x 5'8" (3.43 x 1.75)
Obscure double glazed window, bath unit with shower over, inset sink unit, low level wc, storage cupboard, chrome heated towel rail.

Agents Notes
Local Authority: South Northamptonshire
Council Tax Band: C

The vendor informs us there are approximately 103 years left on the lease, the service charges are £2500 per annum, and the ground rent is £100 per annum.

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

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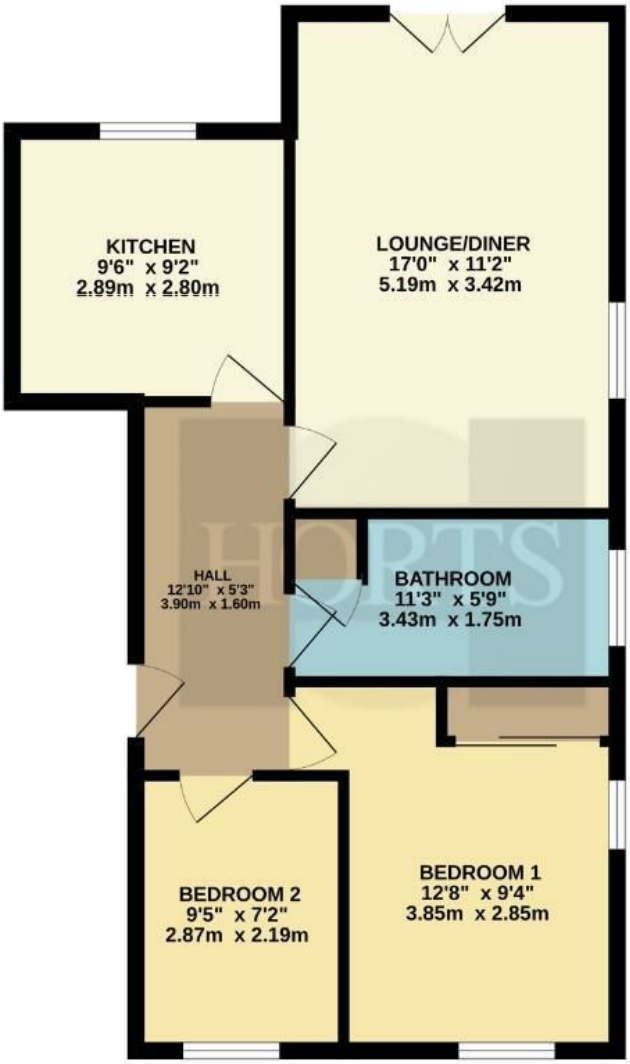
GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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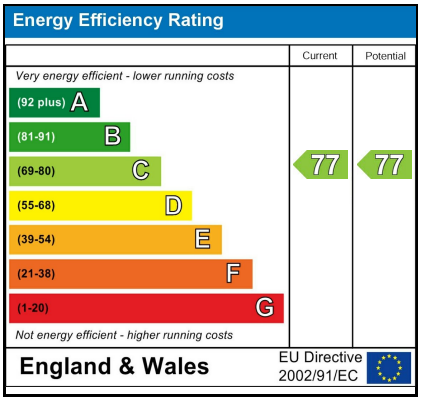

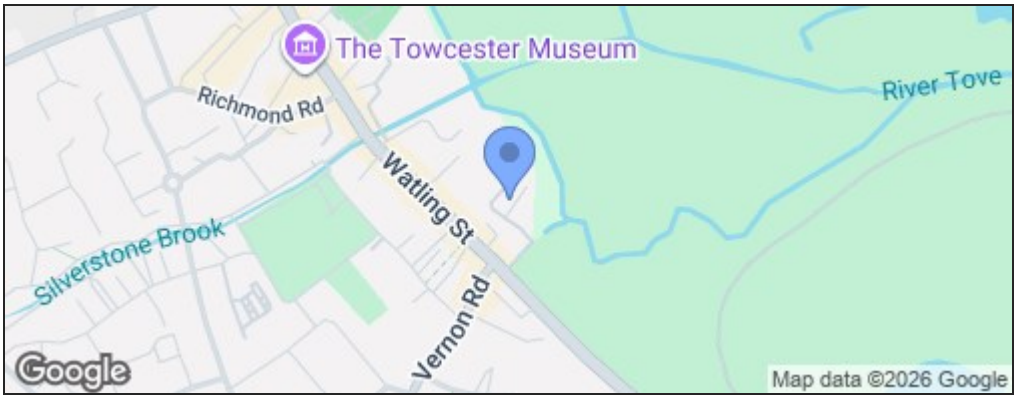

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