

**5 St. Matthews Parade
Kingsley
NORTHAMPTON
NN2 7HF**

£1,000 Per Month



- **AVAILABLE NOW**
- **FULLY REFURBISHED**
- **NEW BATHROOM**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

- **TWO BEDROOMS**
- **KITCHEN COMPLETE WITH APPLIANCES**
- **COMMUNAL GARDENS AND PARKING**
- **CLOSE TO PARK AND SHOPS**
- **COUNCIL TAX BAND: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A fully refurbished, first floor apartment with two double bedrooms. The property benefits from full redecoration, new carpets, a kitchen complete with all new appliances, new bathroom and new gas fired combination boiler. The apartment is located opposite the Kingsley Park shopping front and close to the Northampton racecourse. Communal parking is available to the rear, on a first-come, first-served basis. ****Unfurnished, sorry, no pets****

Entrance Hall

Entry phone, single panel radiator, coat hanging rack, thermostat for central heating.

Lounge/ Dining Room

16'8" x 12'0" max (5.10 x 3.68 max)

Double panel radiator, bay window to front aspect.

Kitchen

6'5" x 12'0" (1.98 x 3.66)

Wall and base level units with work surface over, sink and drainer unit, breakfast bar, fitted electric cooker with induction hob and extractor over, fitted washer/dryer, dishwasher, tall standing fridge/freezer, half tiling to walls, new gas-fired combination boiler serving radiator heating and water, window to side aspect.

Bedroom One

8'7" x 14'6" (2.64 x 4.42)

Double bedroom with radiator, window to rear aspect.

Bedroom Two

8'0" x 11'5" (2.45 x 3.5)

Double bedroom with radiator, window to rear elevation.

Bathroom

Refitted three piece suite comprising panel bath with shower and screen, wash hand basin with vanity cupboard beneath, WC with enclosed cistern. shaver/light fitting, full height tiling to bath and shower area, radiator.

Externally

Communal gardens to the front and rear, communal parking.

Agents Notes

Local authority: West Northamptonshire

Council Tax Band: B



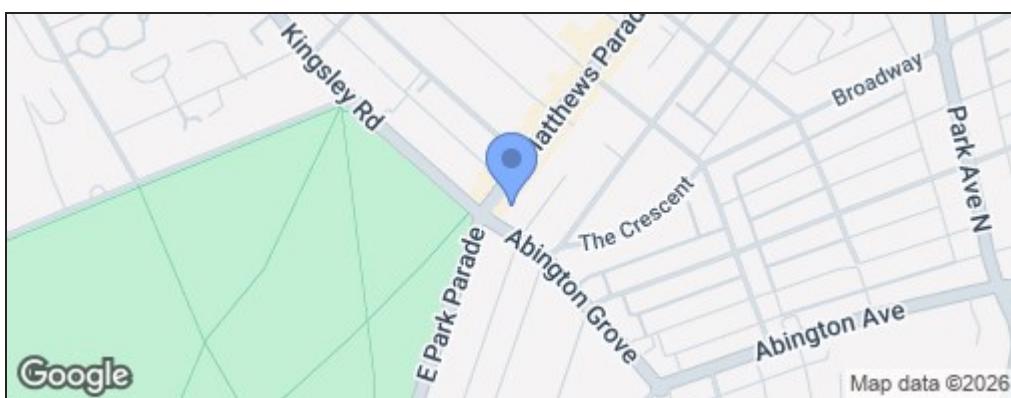
FIRST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 treated 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	69	78
(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.