



**Elmhurst Court, Northampton NN3 2LG**

**welcome to**

**Elmhurst Court, Northampton**

Offered to the market for the over 55's is this great ground floor apartment conveniently located to benefit from a local supermarket and bus route into town. Offered with no onward chain, this must be viewed.



**Entrance Hall**

Entered via door to the side aspect, radiator and doors to all rooms.

**Lounge**

Double glazed window to the front aspect, feature fireplace, wall lights, radiator and television point.

**Kitchen**

Fitted kitchen comprising a range of base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect and radiator.

**Bedroom One**

Double glazed window to the front aspect, storage cupboard and radiator.

**Bedroom Two**

Double glazed window to the front aspect and radiator.

**Shower Room**

WC, wash hand basin with vanity unit, shower cubicle, extractor fan, part tiling and radiator.

**Externally**

Community Garden and Allocated Parking.

**Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



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welcome to

## Elmhurst Court, Northampton

- Over 55's
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Ground Floor

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £87,000



Total floor area 51.8 m<sup>2</sup> (557 sq ft) approx  
This floor plan is illustrative only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, coverings and partitions 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 errors, omissions or misstatements. A buyer must rely upon his own independence. Powered by [www.zillow.com](http://www.zillow.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN109589 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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