

for sale

offers over **£160,000**



Hodellcrofts Court High Street Kingsthorpe Northampton NN2 6PU

Nestled within the ever desirable location of Kingsthorpe Village, is this immaculately presented two bedroom flat benefiting from a share of the Freehold. The property is ideal as a **FIRST TIME PURCHASE** or as an **INVESTMENT PROPERTY** viewing is highly advised to fully appreciate.



Hodellcrofts Court High Street Kingsthorpe Northampton NN2 6PU

Entrance

Enter the building via a door to the front elevation. Intercom system available.

Entrance Hall

Doors lead off to the living/dining room, two double bedrooms and the family bathroom. Two storage cupboards, one benefiting from plumbing for a washing machine and the other housing the gas central heating boiler.

Living/ Dining Room

Spacious living/dining room with double glazed bay window to the rear elevation. Wall mounted radiator and open to the kitchen.

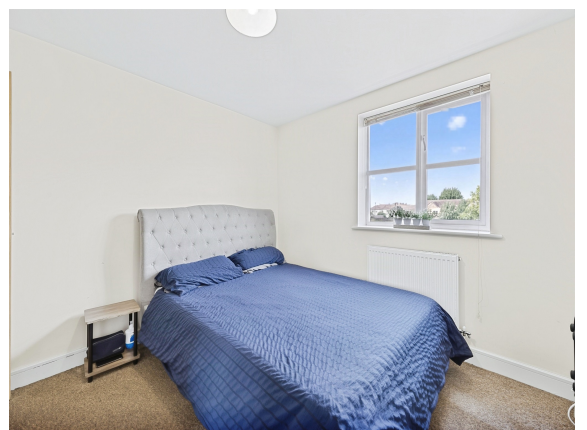
Kitchen

Fully fitted kitchen comprising a range of wall and base units. Stainless steel sink/drainer set into work surfaces with complimentary up stands. Integrated appliances comprise electric oven and four ring electric hob with cooker hood over. Space for free standing upright fridge/ freezer.

Bedroom One

Spacious double bedroom with double glazed window and wall mounted radiator.

Bedroom Two



double bedroom with double glazed window and wall mounted radiator.

Family Bathroom

Three piece suite comprising panelled bath shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Opaque double glazed window, extractor fan and wall mounted radiator.

Outside

Parking

One allocated parking space and secure bike store.

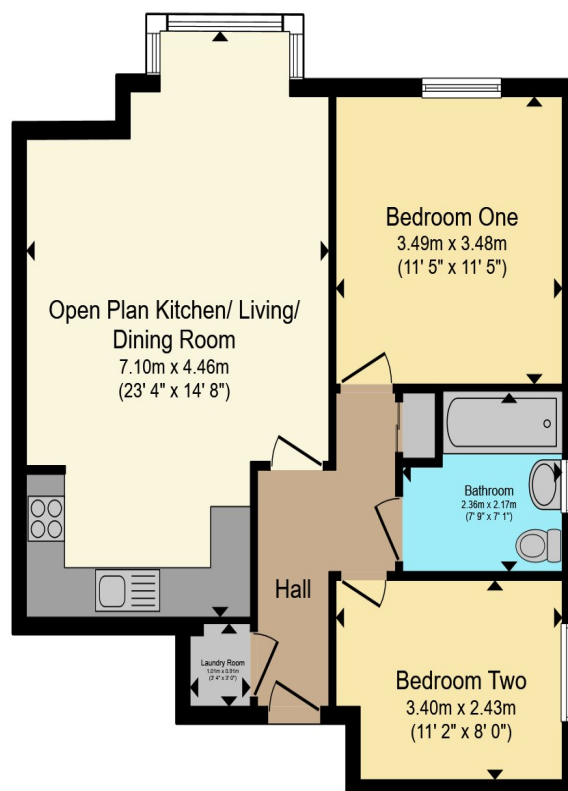
Agents Notes

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.

Council Tax Band

C





Total floor area 60.2 m² (648 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



To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408392 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 600.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/KTP408392

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk