# 16 Kingsley Road
# Kingsley
# NORTHAMPTON
# NN2 7BL

## £130,000










- TWO BEDROOMS
- OVERLOOKING THE RACECOURSE
- REQUIRES SOME UPDATING
- GAS RADIATOR HEATING
- DUPLEX APARTMENT
- NO ONWARD CHAIN
- DOUBLE GLAZING
- ENERGY RATING: C

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This two-bedroom duplex apartment, overlooking the Racecourse in Northampton, is offered for sale with no onward chain.

Arranged over two floors, the accommodation comprises an entrance hall, lounge, kitchen and bathroom on the lower floor, with two bedrooms on the upper floor.

Outside, residents benefit from access to a communal rear garden.

Further benefits include uPVC double glazing and gas radiator heating.

With its views over Northampton's Racecourse park, this split-level apartment is conveniently positioned for access to Northampton town centre and local amenities, making it an appealing option for first-time buyers, professionals and buy-to-let investors.

**Ground Floor**

**Communal Entrance Hall**
Enter via communal entrance, door to entrance hall.

**Entrance Hall**
Stairs rising to first floor, doors to lounge, kitchen and bathroom.

**Lounge**
12'1" x 12'9" (3.7 x 3.9)
Bay window to front, built in storage cupboard.

**Kitchen**
Fitted with wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, space for electric cooker, window to rear aspect.

**Bathroom**
Three piece suite comprising low level WC, sink, panel bath, tiled splashbacks, obscured window to rear aspect.

**First Floor**

**Landing**
Storage cupboard, doors to bedrooms one and two.

**Bedroom One**
13'2" x 9'10" (4.02 x 3.02)
Two windows to front aspect overlooking the Racecourse.

**Bedroom Two**
13'2" x 8'0" (4.02 x 2.46)
Two windows to rear aspect overlooking communal garden.

**Externally**

**Communal Garden**
Laid to lawn, various established plants and shrubs.

**Agents Notes**
Council Tax Band: A

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.

**Leasehold Information**
Service Charge: £2,316.54 per annum
Ground Rent: N/A peppercorn
Lease Term: 125-year new lease

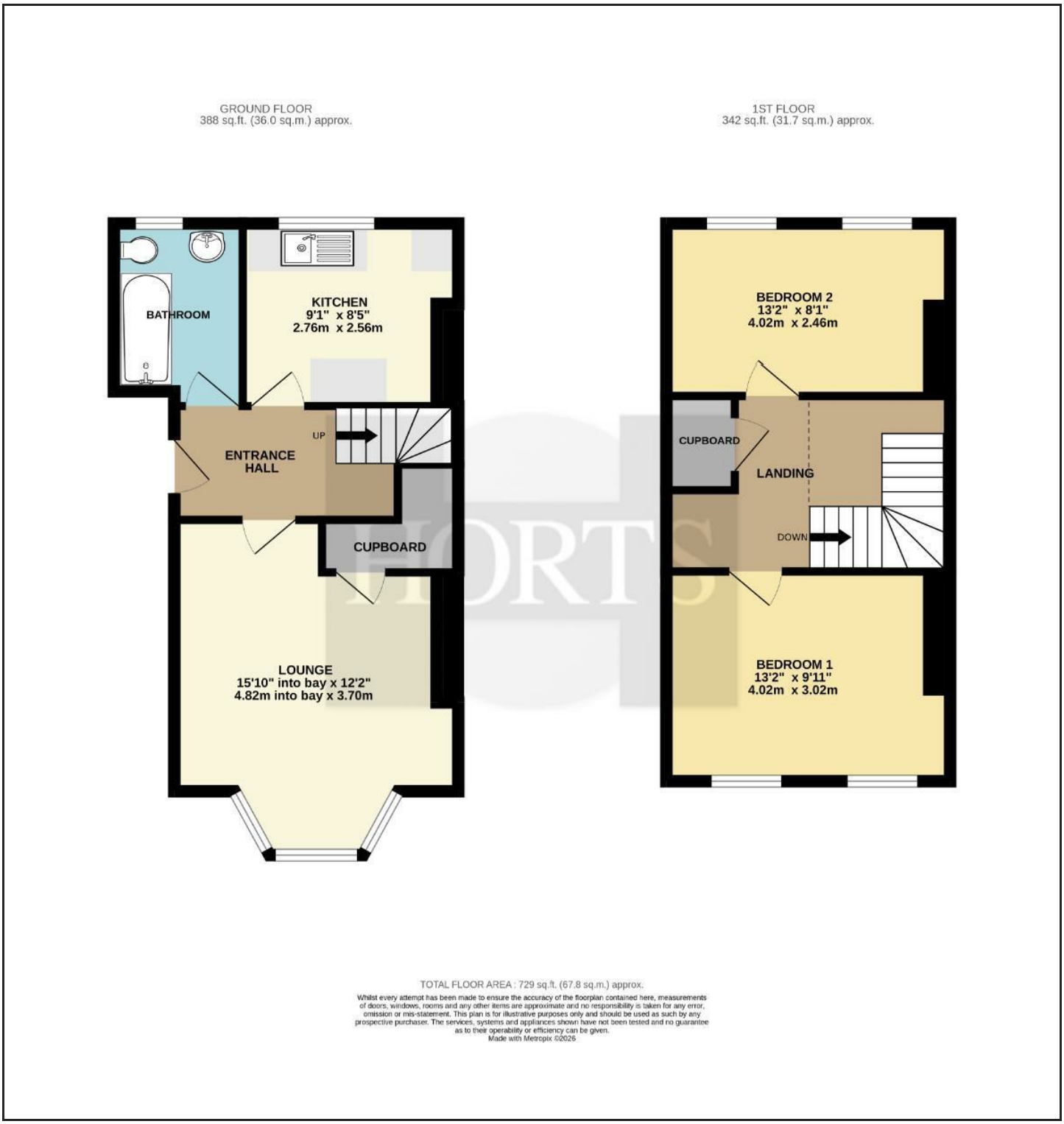


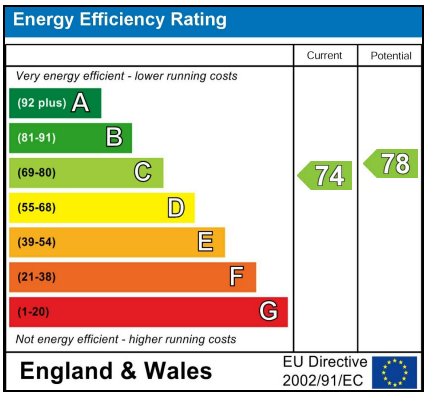


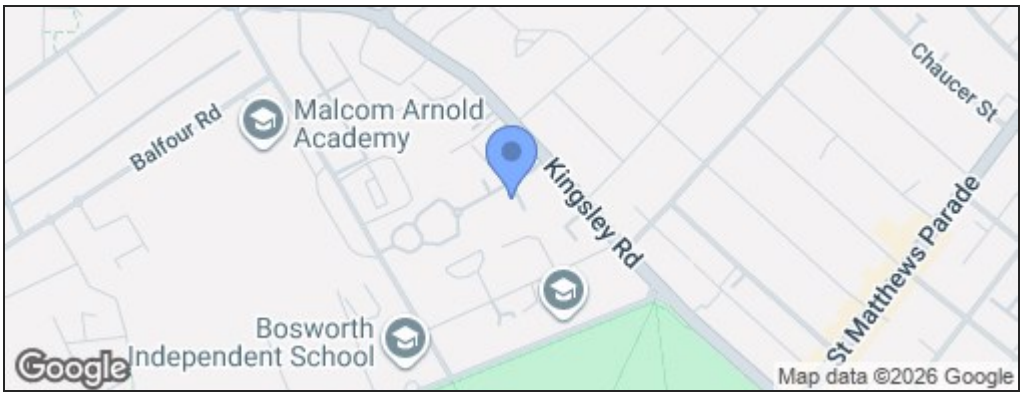









## Disclaimer

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.