

**44 Galliard Court
Baronson Gardens
NORTHAMPTON
NN1 4NU**

£100,000



- **TWO BEDROOMS**
- **LIFT ACCESS**
- **UPVC DOUBLE GLAZING**
- **CLOSE TO LOCAL AMENITIES**

- **THIRD FLOOR**
- **BATHROOM WITH SEPARATE W.C.**
- **COMMUNAL PARKING**
- **ENERGY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This third floor flat is offered with no onward chain and located near local amenities. The accommodation comprises of an entrance hall, spacious lounge which is open plan to the kitchen. There are also two bedrooms, a bathroom and a separate W.C. Outside, there is a communal area providing residents permit parking. There is also a lift to all floors.

Ground Floor

Entrance Hall

Enter via double glazed door. Airing Cupboard. Doors to:

Lounge

12'0" x 15'5" (3.68 x 4.72)

Double glazed window to front aspect. Open plan to kitchen.

Kitchen

7'6" x 9'1" (2.29 x 2.79)

Fitted with a range of wall and base level units with work surface over. Stainless steel sink and drainer unit with mixer tap over. Fitted electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs.

Bedroom One

8'8" x 13'5" (2.65 x 4.11)

Window to rear aspect.

Bedroom Two

8'0" x 10'5" (2.44 x 3.20)

Window to rear aspect.

Bathroom

Fitted with a two piece suite comprising of a pedestal mounted sink and a panelled bath with electric shower over. Tiled splash backs.

W.C.

Fitted with a wall mounted sink and a low level W.C.

Outside

Residents car park providing communal parking.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: A

125 Year Lease from 1992

Maintenance charges (per annum): £1,416.82

Ground Rent £50 P/A



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(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.