Connells

Galliard Court Baronson Gardens Northampton

Galliard Court Baronson Gardens
Northampton NN1 4NU

for sale
£130,000

Property Description

Upon entering the property, the welcoming hallway provides ample space for coat storage and shoe cabinets, alongside a fitted loft ladder leading to a fully boarded and insulated loft offering fantastic additional storage.

The bright and spacious living room is fully carpeted and benefits from premium underlay for enhanced soundproofing and comfort. Large white uPVC sliding patio doors flood the room with natural light and lead directly onto the private balcony, offering spectacular elevated views and evening sunsets.

The kitchen is neatly positioned to the side in an open-plan arrangement and comes fully equipped with upgraded appliances, making it ideal for modern living.

The accommodation continues with a generously sized double bedroom and a contemporary, fully tiled family bathroom complete with a bathtub.

Location Ideally situated for those who enjoy the outdoors, the property is located within close proximity to both Racecourse Park and Abington Park. Offering excellent commuter links and local amenities, this property is an unmissable opportunity for first-time buyers looking to step onto the property ladder or astute investors seeking a high-demand rental.

Entrance Hall

Double glazed door to the front aspect. Intercom.

Lounge / Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods. TV point. Double glazed sliding doors out to the balcony. Wall mounted radiator.

Balcony

Walled. Astro turf.

Bedroom One

Double glazed window to the front aspect.

Bathroom

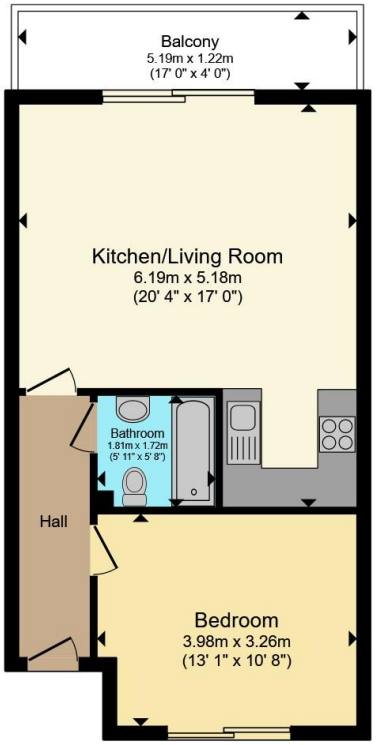
Bath, wash hand basin and low level WC.

Outside

Parking

Allocated parking space.

beko



Total floor area 47.9 m² (515 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 638 281
E northampton@connells.co.uk

6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: D

Council Tax Band: A

Service Charge: 1427.48

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415217

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.