

33 Reffield Close

**TOWCESTER
NN12 6DZ**

£200,000



- **SPACIOUS FIRST FLOOR APARTMENT**
- **LOUNGE / DINER**
- **EXCELLENT CONDITION**
- **ALLOCATED PARKING SPACE**

- **TWO BEDROOMS**
- **SEPARATE KITCHEN**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set in a wonderful quiet spot close to the town centre with views over communal gardens, this two bedroom first floor apartment is offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, and an allocated parking space.

Entrance Hall

12'9" x 5'2" (3.90 x 1.60)

Enter via wooden door.

Lounge / Diner

17'0" x 11'2" (5.19 x 3.42)

French doors leading to Juliet balcony, double glazed window to side, radiator.

Kitchen

9'5" x 9'2" (2.89 x 2.80)

Double glazed window to front, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven with hob and extractor over, dishwasher, washing machine, space for further appliances, complementary tiling, radiator.

Bedroom One

12'7" x 9'4" (3.85 x 2.85)

Two double glazed windows, fitted wardrobe, radiator.

Bedroom Two

9'4" x 7'2" (2.87 x 2.19)

Double glazed window, radiator.

Bathroom

11'3" x 5'8" (3.43 x 1.75)

Obscure double glazed window, bath unit with shower over, inset sink unit, low level wc, storage cupboard, chrome heated towel rail.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: C

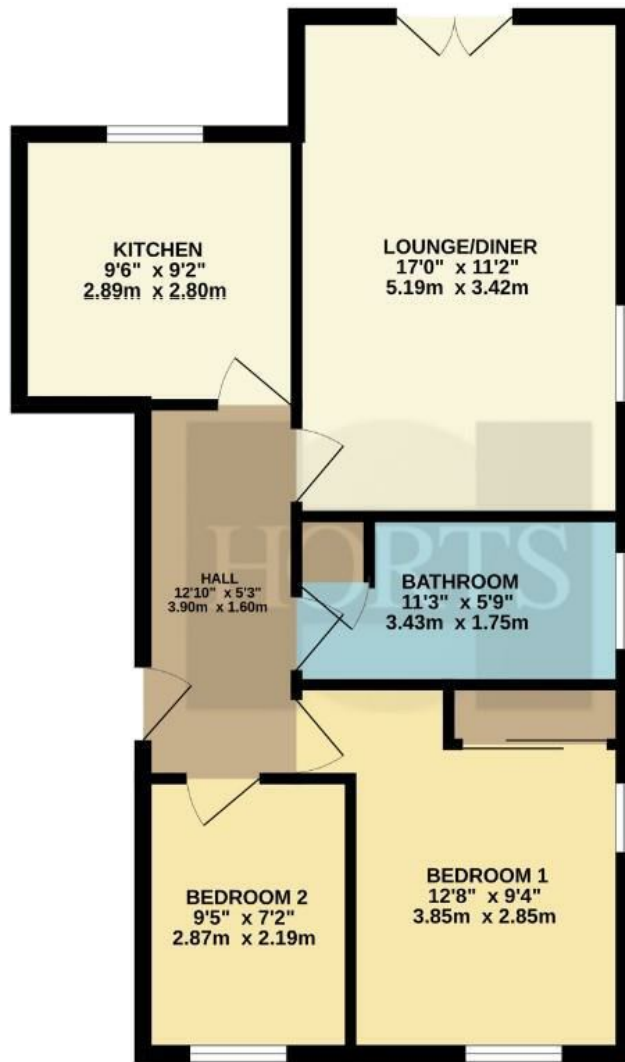
The vendor informs us there are approximately 103 years left on the lease, the service charges are £2500 per annum, and the ground rent is £100 per annum.

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.





GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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		
(81-91) B		
(69-80) C	77	77
(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.