

# Flat 3 St Bartholomew's House Latymer Court Offers over £137,000

*Leasehold*

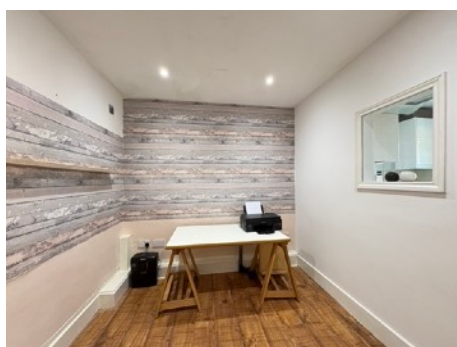


Good Choice are proud to offer for sale with NO UPPER CHAIN, this modern, ground floor apartment, situated in Northampton town centre, near to amenities, schools and Northampton Train Station.

Accommodation includes secure telephone entry, communal area, inner hall, utility cupboard, storage, open plan kitchen/dining/living room, office, modern bathroom, two double bedrooms and en-suite. Other benefits include double glazing, gas radiator heating, allocated parking space and visitor's parking in private car park. (B/68m2/-)

## Key Features:

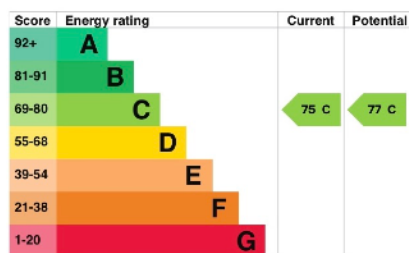
- NO UPPER CHAIN
- MODERN KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER
- OPEN PLAN KITCHEN - DINING - LIVING ROOM
- OFFICE
- UTILITY CUPBOARD
- STORAGE
- ALLOCATED PARKING SPACE (NEAR FRONT DOOR)
- VISITORS PARKING SPACES
- 88 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND B



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The graph shows this property's current and potential energy rating.

## Communal Hall

Entered via secure telephone entry system (linked to mobile phone)

## Inner Hall

Tiled flooring, storage cupboard, radiator and utility cupboard (plumbing for a washing machine & storage) and doors to:

## Living Room

4.4m x 3.3m (14'5 x 10'10)

Wood laminate flooring, two double glazed windows, fitted blinds/shutters, radiator, cable TV/Ethernet point and opening to the kitchen area.

## Kitchen Area

2.5m x 2.08m (8'2 x 6'10)

Tiled flooring, base and wall units, work tops, electric oven, induction hob, extractor, one and a half composite sink and drainer, fitted fridge freezer, space for a dishwasher, double glazed window, breakfast bar and window to the office.

## Office

2.39m x 2.38m (7'10 x 7'10)

Wood laminate flooring and window to the kitchen.

## Bathroom

2.37m x 1.91m (7'9 x 6'3)

Tiled flooring, tiling to water sensitive areas, bath with shower over, dual flush WC, pedestal wash basin, extractor and radiator.

## Bedroom 1

3.97m x 3.2m (13'0 x 10'6)

Carpet, double glazed window, radiator, fitted blinds/shutters, boiler cupboard and door to the en-suite.

## En-Suite

1.35m x 1m (4'5 x 3'3)

Tiled flooring, tiling to water sensitive areas, radiator, mounted hand basin with storage under and extractor.

## Bedroom 2

3.4m x 2.27m (11'2 x 7'5)

Carpet, double glazed window and radiator.

## Car Park

Allocated parking space near to the front door.

Visitors parking spaces available.

## Agent's notes

Lease term 88 Years

Ground rent £120 per annum

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