# Brampton Valley Lane

Chapel Brampton, Northamptonshire

oriordanbond
SALES & LETTINGS

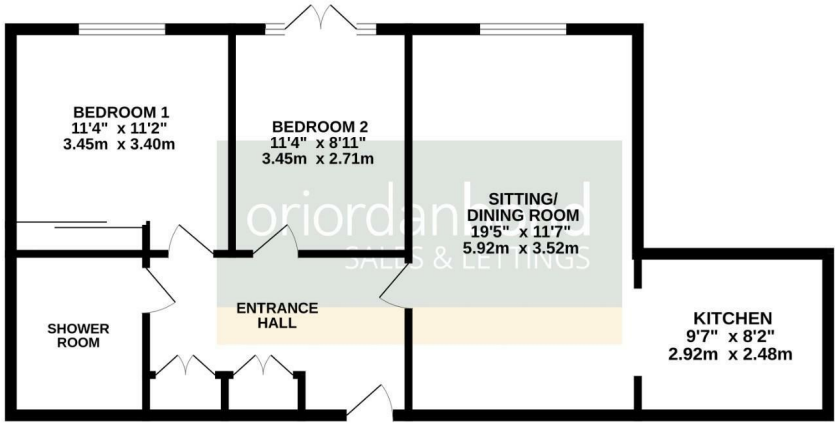
# Brampton Valley Lane

Chapel Brampton

NN6 8GB

PRICE £169,995

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.




TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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**A well presented two double bedroom ground floor retirement apartment, offered to over 55's residents, located in the popular Brampton View Care village, on the outskirts of Northampton. This ground floor apartment is offered to the market with no onward chain and has easy access to shops, pubs and countryside walks.**

Accommodation comprises large entrance hall, great size lounge/diner, separate kitchen with fitted appliances, fully tiled walk-in shower room and two double bedrooms with fitted wardrobes to the master. Benefits include double glazing, electric heating throughout and one allocated parking space included, there is also access to the garden from the second bedroom. (B/601/-)

Leasehold Information:
* Lease Remaining - 299 years (as of 2008)
* Ground Rent - £156 per annum
* Service Charge - £4620 per annum (includes water charges and buildings insurance)

* TENURE - Leasehold
* COUNCIL TAX BAND - D

## Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

## Viewing
Viewing strictly by appointment – details below

## Disclaimer
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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The Property Ombudsman

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