HARWOODS
Chartered Surveyors & Estate Agents

85 Conifer Rise, Westone, Northampton, NN3 3JY

£150,000 Leasehold - Share of Freehold

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A good sized two bedroom first floor maisonette with a sunny aspect rear garden and a single garage situated in a separate block. The property is sold with the balance of the original 999 year lease and a share of the freehold. The flat is in need of updating but this is reflected in the realistic asking price.

The accommodation includes a private self contained entrance at ground floor level with stairs to the first floor landing, a good sized living room with picture window, two bedrooms, kitchen and bathroom.

The property is situated in the popular Westone area of Northampton and is within walking distance of Weston Favell Shopping Centre and other nearby amenities. The flat is currently vacant and is sold with no onward chain.

This is a good opportunity for any buyer wanting a property that can be improved to personalise to your own taste and build value. Viewing is highly recommended.

Tenure Details
The property is leasehold with share of freehold. The lease was for a term of 999 years from 25th March 1968. The Freehold is owned by the owners of the four flats within the block and our seller's share of that Freehold will be passed to the new owner.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall
Timber panelled entrance door and stairs rising to first floor landing.

First Floor Landing
Cloaks cupboard, loft access, UPVC double-glazed window to the side and doors off to:

Living Room
16'5" x 10'9" (5.00m x 3.28m)
UPVC double-glazed window to the front.

Kitchen
10'2" x 6'5" min 8'4" max (3.10m x 1.96m min 2.54m max)
Single drainer stainless steel sink, base cupboard, wall cupboard, walk in pantry, plumbing for washing machine and UPVC double-glazed window to the rear.

Bedroom 1
11'4" plus wardrobes x 10'9" (3.45m plus wardrobes x 3.28m)
Wardrobes to recess and UPVC double-glazed window to the rear.

Bedroom 2
12'3" x 7'0" (3.73m x 2.13m)
Built-in cupboard and UPVC double-glazed window to the front.

Bathroom
Suite comprising low flush WC, pedestal washbasin and panelled bath with Mira Sport shower over. Airing cupboard with hot water cylinder. Wall mounted fan heater. UPVC double-glazed window to the side.

Outside
The property has a rear garden which has a sunny south easterly aspect. Please note that the area of garden that belongs to the property is the section to the left hand side when looking down the garden. The garden space to the right hand side belongs to the below ground floor flat and is not owned by our sellers.

Garage
16'8" x 7'9" (5.08m x 2.36m)
This garage is situated in a block opposite the flat and is the fifth garage on the left (numbered as garage 49). The garage has an up and over garage door but no lighting or power supply.

Council Tax Band
West Northamptonshire Council. Council Tax Band A.

Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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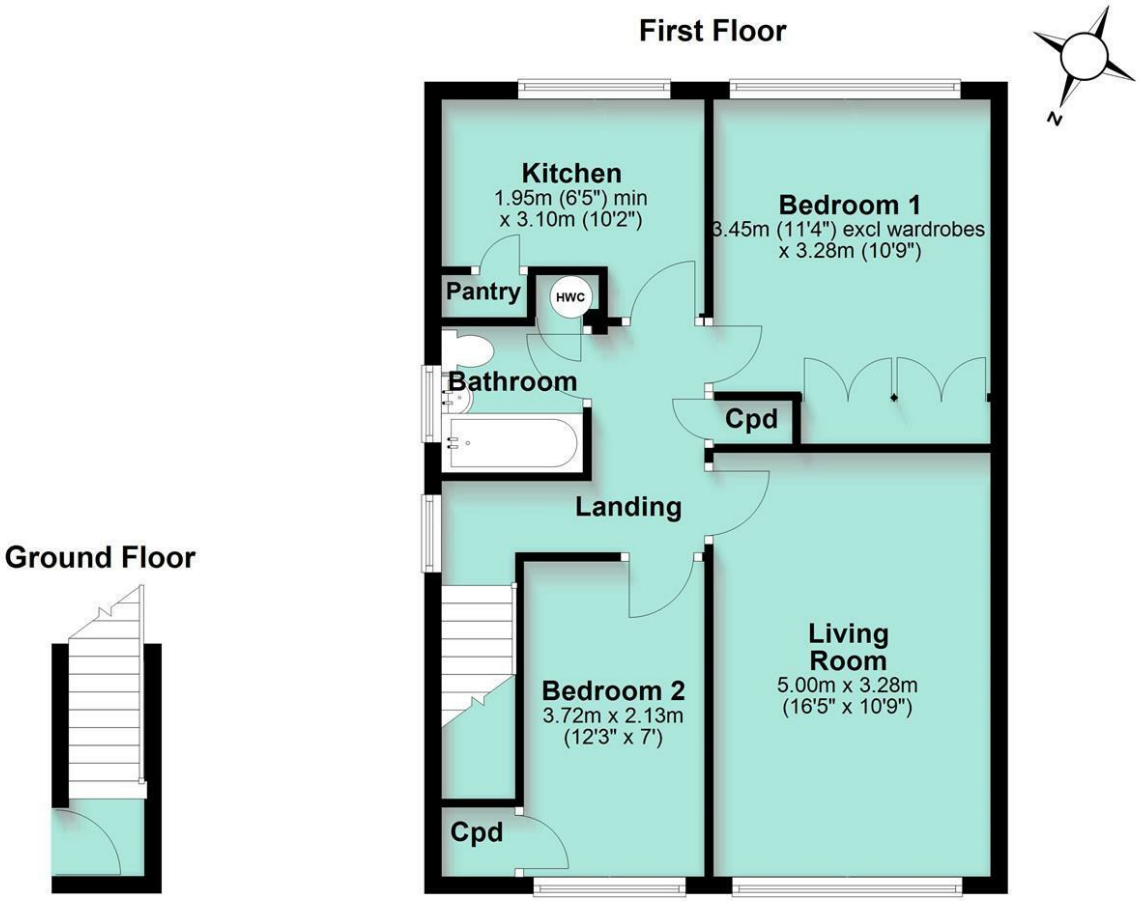

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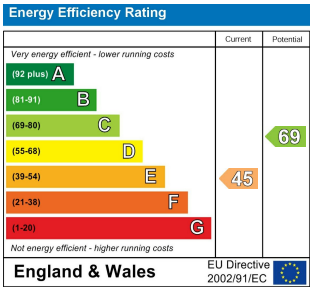
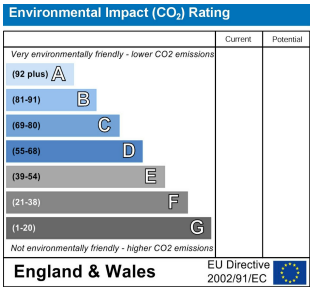
Plan produced using PlanUp.





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