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## Walnut Tree Court

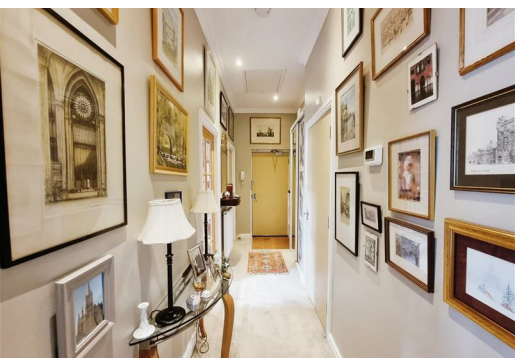
Higham Ferrers, Northants, NN10 8NZ

Chain Free £165,000



Prime Choice highly recommend viewing this very well presented & spacious two bedroom first floor apartment located in the sought after market town of Higham Ferrers. The accommodation comprises of entrance hall, spacious open plan living area with modern kitchen/dining area (includes a built in washer dryer and electric oven with a gas hob), two bedrooms and modern bathroom with separate shower cubicle. Additional benefits include gas central heating, double glazing and allocated parking. Whole building shown.

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## Entrance hall

Wooden door into hallway. Door leading to master bedroom, second bedroom, family bathroom and living room. Intercom. Radiator.

## Living area / Kitchen

22'03 x 13'07 (6.78m x 4.14m )

UPVC double glazed to front elevation. Radiator.

## Kitchen

UPVC double glazed to rear elevation. Fitted base and eye level units. Extractor hood. Tiled splash backs. Work space. Power points.

## Master Bedroom

11'07 x 11'00 (3.53m x 3.35m )

UPVC double glazed to front elevation. Fitted wardrobe. Radiator.

## Bedroom Two

10'11 x 09'03 (3.33m x 2.82m )

UPVC double glazed to front elevation. Radiator.

## Bathroom

08'07 x 06'09 (2.62m x 2.06m)

UPVC double glazed to rear elevation. Fitted white bathroom suite. Separate shower cubicle with electric shower. Pedestal sink. Low level w.c.

## Lease Details

Lease Details:

The monthly maintenance and service charge is approx £95 per calendar month and this includes buildings insurance. The ground rent is approx £150 per annum.

Any intending purchaser should confirm the actual amounts payable with their legal adviser once a sale has been agreed, subject to contract.

## Disclaimer

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

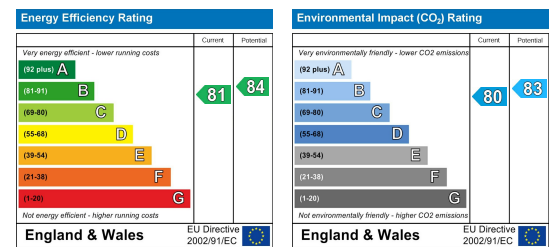
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.