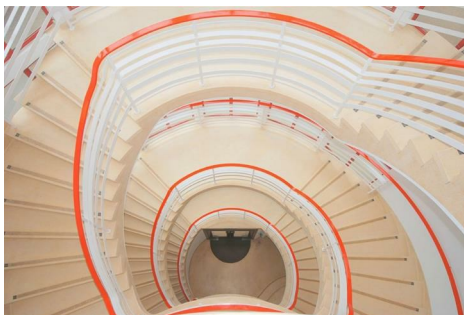


**66 Bloomsbury House  
27 Guildhall Road  
NORTHAMPTON  
NN1 1AG**

**£165,000**



- **SECOND FLOOR**
- **OPEN PLAN LIVING**
- **TOWN CENTRE LOCATION**
- **CLOSE TO NORTHAMPTON TRAIN STATION**

- **TWO BEDROOMS**
- **NO CHAIN**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Located in the Cultural Quarter of Northampton Town Centre providing easy access to both Castle Train Station and Northgate Bus Station, along with all the local amenities. The property is offered with vacant possession and has accommodation comprising in brief; Entrance through the fantastic Rotunda main entrance, entrance hall, open plan lounge and kitchen area, two bedrooms and bathroom. Additional benefits include gas to radiator heating.

## **Second Floor**

### **Entrance Hall**

Entered via wooden panel door, storage cupboard housing boiler, wooden flooring.

### **Lounge/Diner**

14'4" x 5'4" (4.37 x 1.65)

Windows to rear aspect, wooden flooring and radiator.

### **Kitchen Area**

7'4" x 8'1" (2.25 x 2.47)

Fitted with a range of wall and base units, work surfaces, circular stainless steel sink and mixer tap over, fitted oven and hob.

### **Bedroom One**

17'9" x 7'1" (5.42 x 2.17)

Window to rear aspect, wooden flooring and radiator.

### **Bedroom Two**

14'4" x 5'4" (4.37 x 1.65)

Window to rear aspect, wooden flooring and radiator.

### **Bathroom**

Panel bath with shower over, low level w.c, wall mounted wash hand basin, complimentary tiling.

## **Externally**

### **Agents Notes**

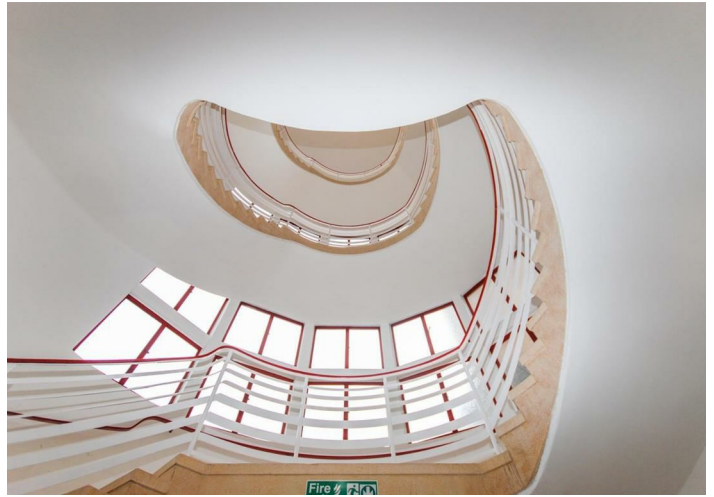
Local Authority: West Northamptonshire

Council Tax Band: C

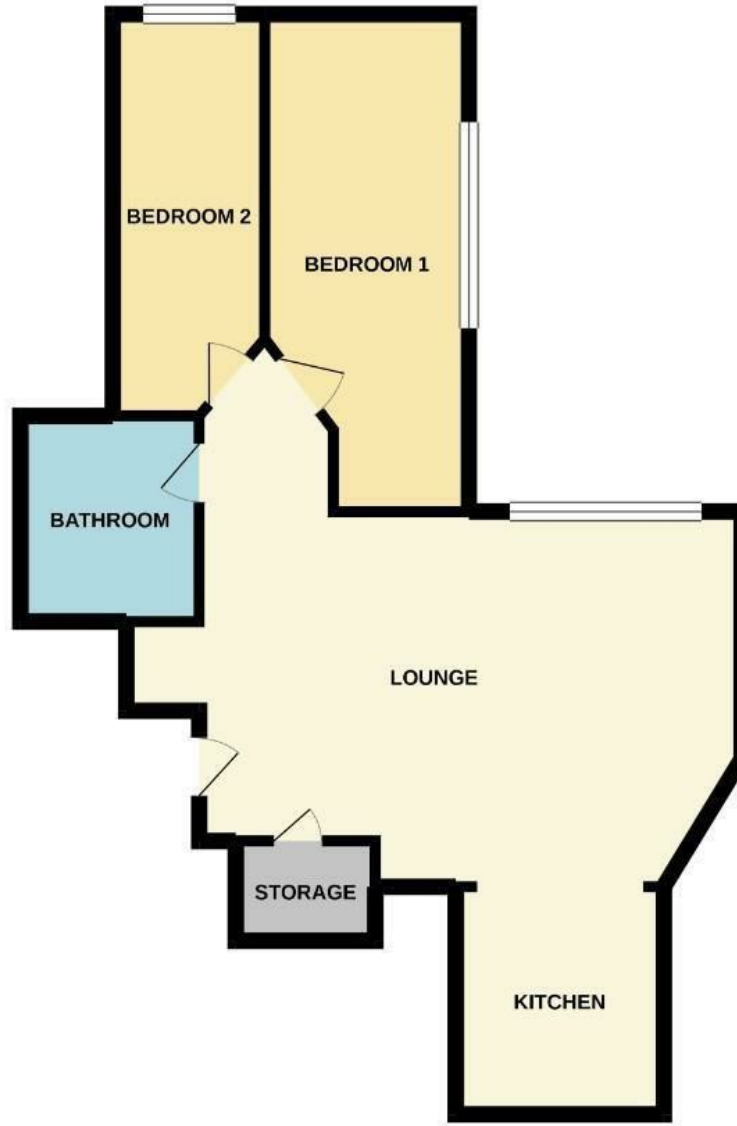
Service charge is £174.94 per month inc ground rent.

999 years from January 2007

Please note the property is currently tenanted, therefore the pictures are as it was vacant.



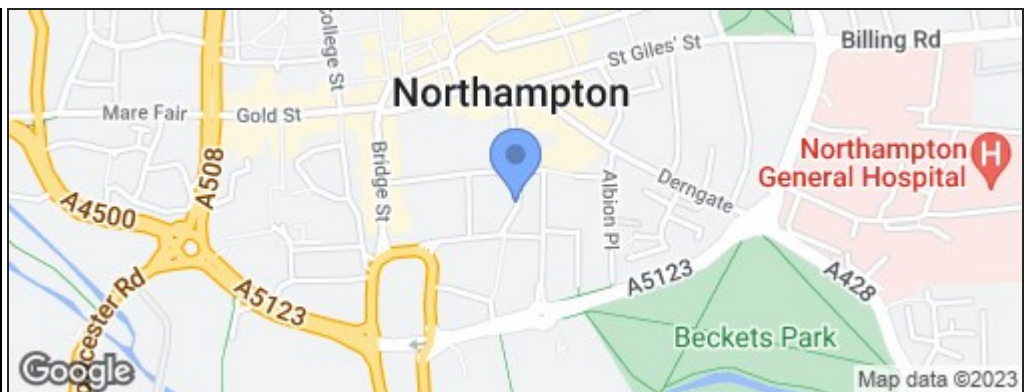
GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.