38 Bloomsbury House
Cultural Quarter
NORTHAMPTON
NN1 1AG

£120,000









- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- REFITTED ELECTRIC HEATING
- TOWN CENTRE LOCATION
- LONG LEASE: OVER 900 YEARS
- TWO BEDROOMS
- OPEN PLAN LIVING AREA
- GRADE II LISTED BUILDING
- CLOSE TO THE THEATRE, MUSEUM & CAFES
- ENERGY RATING: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Spacious Two-Bedroom Ground Floor Apartment | Guildhall Road, Northampton Cultural Quarter | No Onward Chain

Situated on Guildhall Road in the heart of Northampton's vibrant Cultural Quarter, this spacious two-bedroom ground floor apartment offers convenient town centre living and is available with no onward chain.

The accommodation comprises an entrance hall, a generous open-plan living area incorporating a lounge, dining space and kitchen, two bedrooms and a bathroom. Further benefits include newly fitted electric heating throughout.

Ideally located for enjoying Northampton's shops, restaurants, cafés and entertainment venues, the apartment is close to the Royal & Derngate Theatre and Northampton Museum and Art Gallery, with Northampton railway station also within walking distance.

Combining a central location with spacious accommodation, this property represents an excellent opportunity for first-time buyers, professionals and buy-to-let investors.

Entrance Hall
Doors leading to bedrooms and bathroom, built in storage cupboard housing boiler, opening to kitchen/lounge/dining area.

Kitchen Area
Fitted with a range of wall and base mounted units with granite work surface over, granite splash backs, space for fridge freezer, space and plumbing for washing machine, built in electric oven, built in electric hob with extractor over, stainless steel sink and drainer with mixer tap over.

Lounge/Dining Area
19'5" x (5.94 x)
Full width windows to front aspect.

Bedroom One
14'9" x 10'3" (4.51 x 3.13)
Full width window to front aspect.

Bedroom Two
9'8" x 14'9" (2.95 x 4.51)
Full width window to front aspect.

Bathroom
Fitted with three piece suite comprising low level W/C, wall mounted pedestal sink, panel bath with fitted shower over, tiled splash backs, ladder radiator, tiled flooring, extractor fan, electric shaver point.

Lease Information
Length of Lease: 999 years from 2007
Management/Ground Rent: £227 per month approximately
Management Company: Metropolitan Thames Valley

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: C



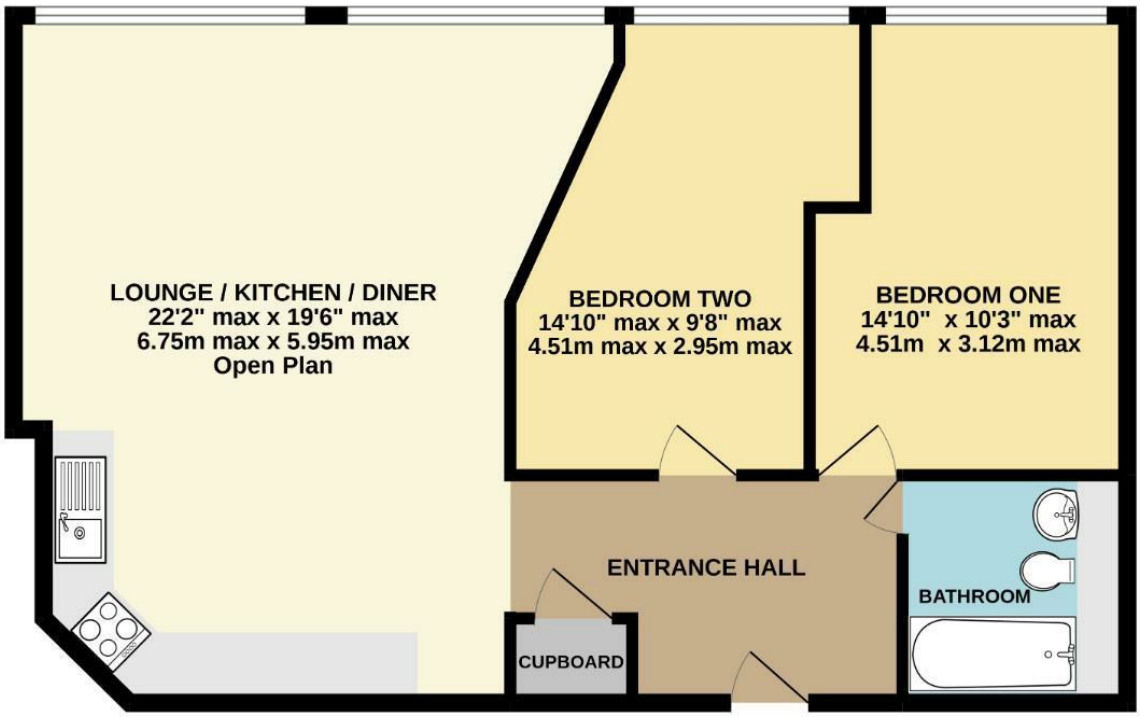






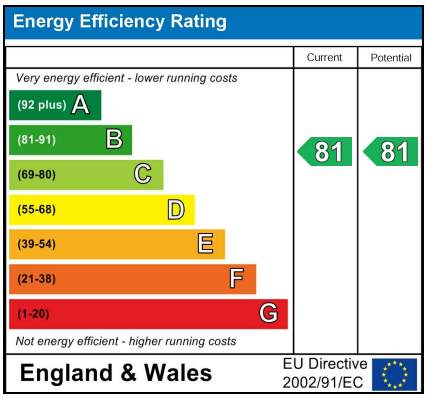


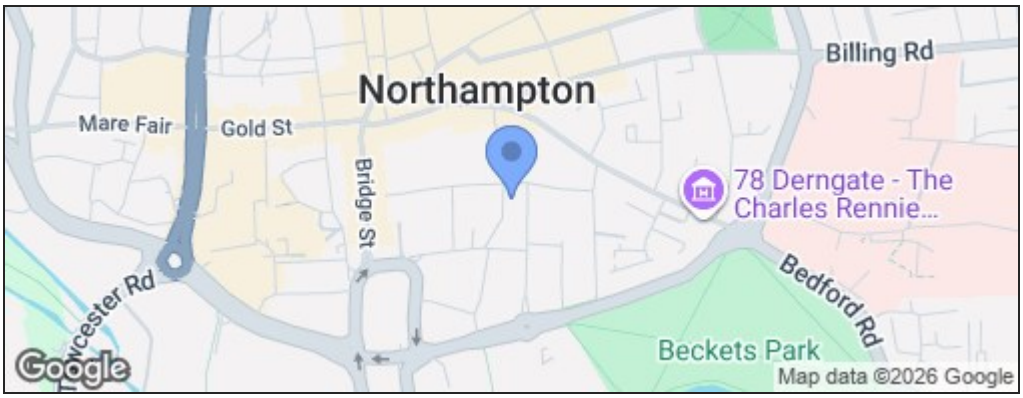
GROUND FLOOR APARTMENT
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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.
Made with Metropix ©2022





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.