

43 Beckets View

**NORTHAMPTON
NN1 5NQ**

£135,000



- **GROUND FLOOR APARTMENT**
- **GAS TO RADIATOR HEATING**
- **ALLOCATED PARKING**

- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

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



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We are acting in the sale of the above property and have received an offer of £ 130,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is C

A modern, two bedroom ground floor flat, situated close to Northampton Town Centre, Becketts Park and Northampton University. The accommodation comprises in brief: entrance hall, lounge, kitchen, two bedrooms and a bathroom. Additional benefits include gas to radiator heating, UPVC double glazing, allocated parking and communal gardens. This property is offered with No Chain.

Ground Floor

Communal Entrance Hall

Stairs leading to first floor landing, door to apartment.

Entrance Hall

Radiator, built in storage cupboard, doors to:

Lounge

13'2" x 15'0" (4.02 x 4.59)

Radiator, two UPVC double glazed windows to front.

Kitchen

15'8" x 8'8" (4.80 x 2.66)

Comprising sink unit with cupboard under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob and electric oven, boiler, tiled flooring, radiator, UPVC double glazed window to front.

Bedroom One

8'11" x 13'5" (2.74 x 4.10)

Radiator, UPVC double glazed window to rear.

Bedroom Two

9'5" x 7'3" (2.89 x 2.23)

Radiator, UPVC double glazed window to rear.

Bathroom

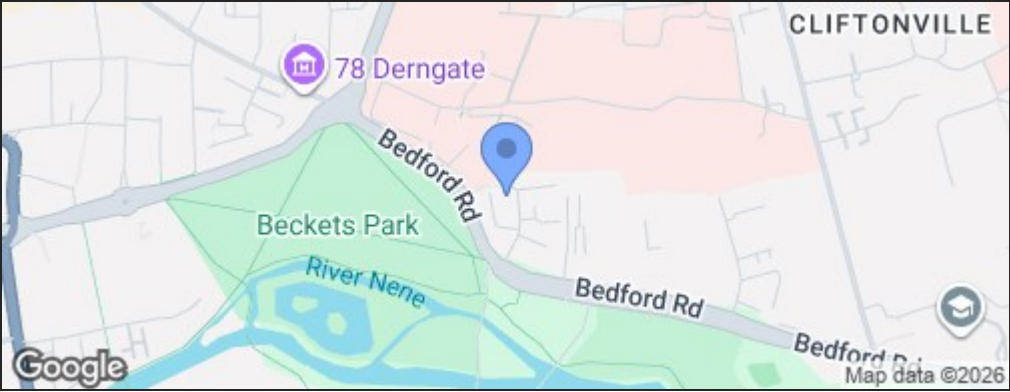
Suite comprising bath unit, hand wash basin, low level W/C, radiator, tiled splash areas, UPVC double glazed window to rear.

Agents Notes

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.