

**Flat 2 Victoria House
Billing Road
NORTHAMPTON
NN1 5BL**

£1,050 PCM



- **AVAILABLE NOW**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE TO MASTER**
- **ALLOCATED PARKING**

- **GROUND FLOOR FLAT**
- **SPACIOUS SITTING/DINING ROOM**
- **DOORS TO GARDENS**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** An extremely spacious, recently re-painted ground floor flat in excellent condition within this prestigious building situated directly opposite Northampton General Hospital close to the town centre. The property benefits from new carpets throughout the property, an en-suite shower room and access to communal gardens via patio doors from sitting/dining room. The accommodation comprises of: entrance hall; sitting/dining room; kitchen with integrated appliances; two double bedrooms, each with fitted wardrobes, en-suite to master and bathroom. The property also benefits from UPVC double glazing and allocated parking. ****UNFURNISHED, sorry no pets****.

Porch

Enter via composite door, alarm panel, leading to:

Entrance Hall

16'4" x 8'2" (5 x 2.49)

5.00m max x 2.49m max (16' 5" x 8' 2") Access to all rooms, video entry system, cupboard housing boiler, further storage cupboard, feature arched display alcove, heater.

Lounge/Diner

19'9" x 12'3" (6.02 x 3.75)

6.02m min x 3.75m (19' 9" x 12' 4") UPVC windows and French doors, decorative coving, two heaters.

Kitchen

15'4" x 8'1" (4.68 x 2.48)

4.68m x 2.48m max (15' 4" x 8' 2") UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, integrated appliances to include fridge/freezer, new dishwasher, washer/dryer, double oven, and induction hob, stainless steel one and a half sink and drainer, floor heater, extractor.

Bedroom One

16'2" x 11'3" (4.94 x 3.44)

4.94m x 3.44m (16' 2" x 11' 3") UPVC window, fitted wardrobes, heater.

En Suite

Obscure UPVC window, tiled double shower cubicle, low level wc, pedestal wash hand basin, complimentary tiling, electric heater.

Bedroom Two

12'0" x 9'4" (3.68 x 2.87)

3.68m x 2.87m (12' 1" x 9' 5") UPVC window, fitted wardrobes, heater.

Bathroom

10'5" x 5'6" (3.20 x 1.69)

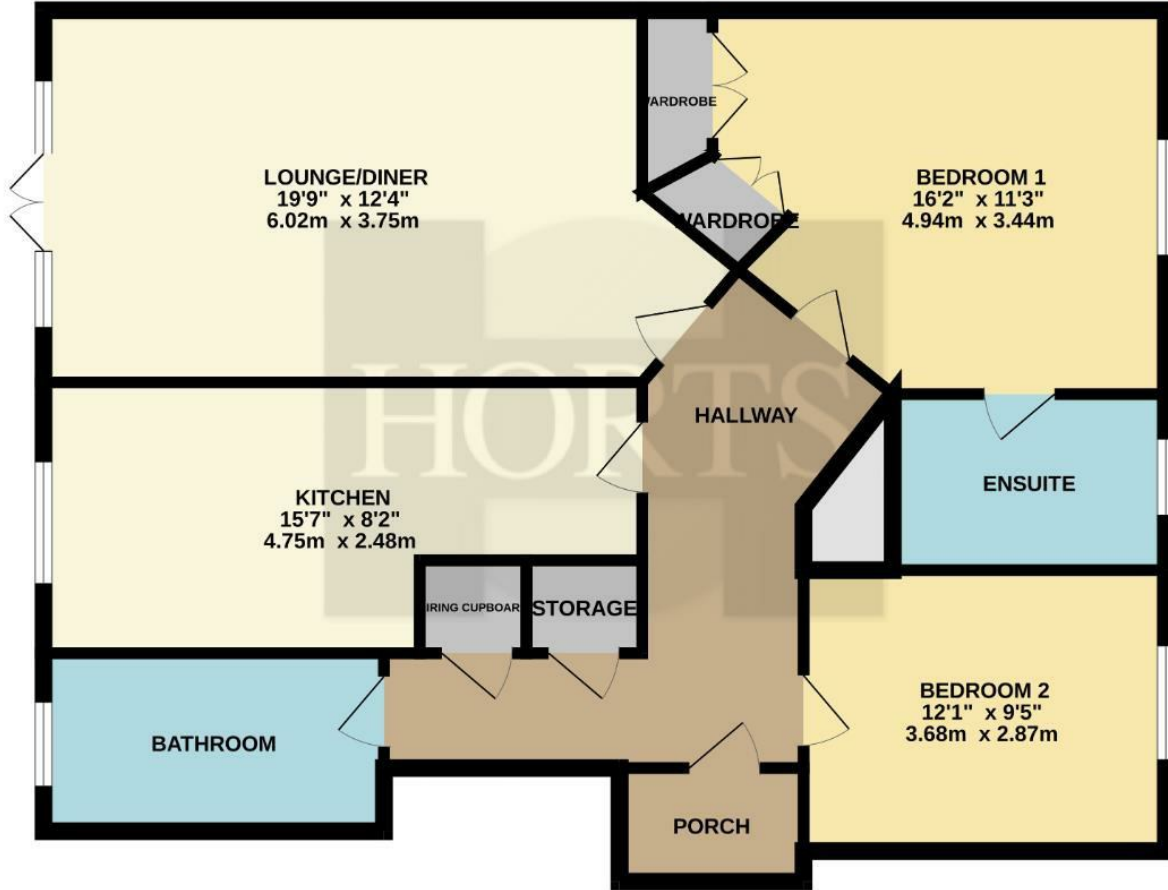
3.20m x 1.69m (10' 6" x 5' 7") Obscure UPVC window, panel bath with shower over, low level wc, pedestal wash hand basin, complimentary tiling, electric heater.

Agents Notes

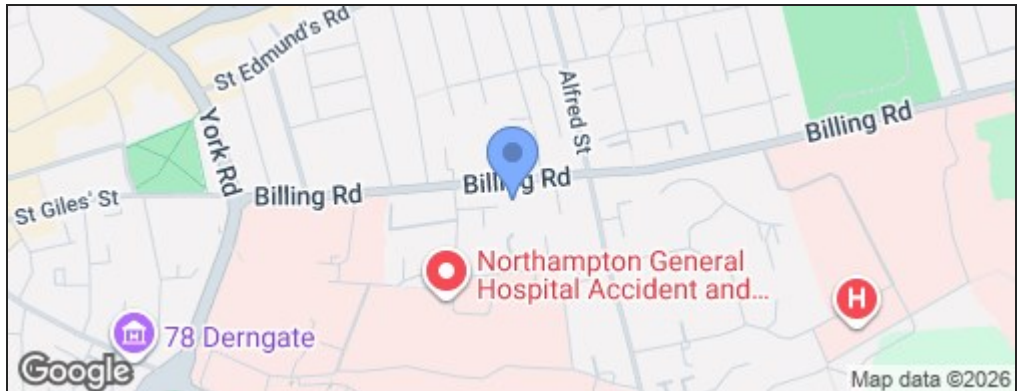
Council Tax Band: D



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.