

2 Siward View

**NORTHAMPTON
NN5 7RR**

£95,000



- **GROUND FLOOR**
- **ONE BEDROOM**
- **GAS RADIATOR HEATING**
- **COMMUNAL GARDENS**

- **FLAT**
- **UPVC DOUBLE GLAZING**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern one bedroom ground floor flat being offered for sale with no chain.

The accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom

The property also benefits UPVC double glazing, gas radiator central heating and communal gardens.

Ground Floor

Communal Entrance Hall

Security intercom, stairs to all floors, doors to:

Flat Entrance Hall

Radiator, large walk in storage cupboard, doors to:

Lounge

13'4" x 12'8" (4.07 x 3.88)

Radiator, uPVC double glazed window to front.

Kitchen

10'1" x 8'7" (3.08 x 2.63)

Modern kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, plumbing for washing machine, cooker point, cupboard housing boiler, radiator, uPVC double glazed window to rear.

Bedroom

12'8" x 9'10" (3.88 x 3.01)

Radiator, uPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash areas,

Externally

Communal Gardens

Gravel courtyard area.

Agents Notes

West Northamptonshire Council Tax Band: TBC

Service Charges £600 per year (aprox)

Lease Length: 104 years

Ground Rent £100 (aprox)

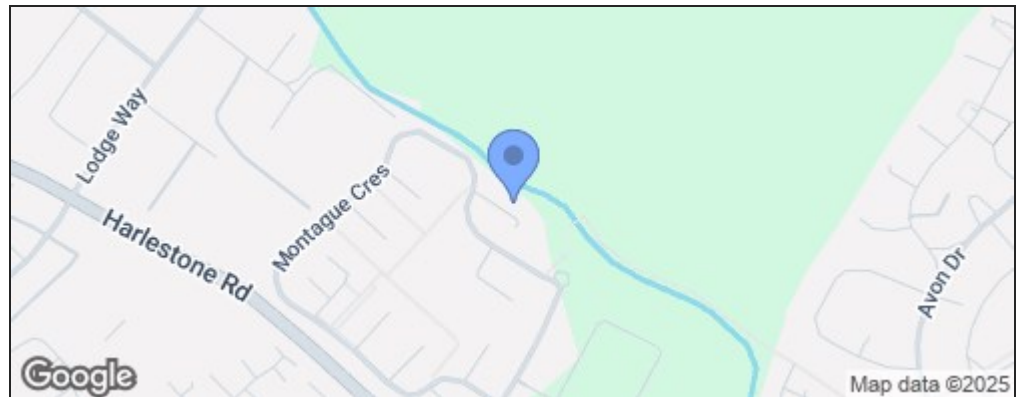
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.