

**Flat 15 Bradgate House  
Billing Road  
NORTHAMPTON  
NN1 5BH**

**£174,995**



- **GROUND FLOOR APARTMENT**
- **EN-SUITE**
- **SEPARATE KITCHEN**
- **LEASEHOLD**

- **TWO BEDROOMS**
- **LOUNGE / DINER**
- **ALLOCATED PARKING**
- **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**

A modern two double bedroom flat located next to Northampton General Hospital. This charming ground floor residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those who appreciate having a guest room or home office. The property also boasts two bathrooms, ensuring that morning routines are a breeze and providing added privacy for residents.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area. The location is particularly advantageous, being in close proximity to Northampton General Hospital, making it an excellent option for healthcare professionals or anyone who values easy access to medical facilities.

Bradgate House is a modern flat that combines contemporary living with practicality, all set in a vibrant community. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the opportunity to make this delightful flat your new home.

## **Ground Floor**

### **Entrance Hall**

Entry phone with CCTV, airing cupboard with slatted linen shelving.

### **Lounge/Diner**

14'8" x 12'7" (4.48 x 3.86)

TV Ariel point, telephone connection point, electric storage heater, two windows to the front elevation.

### **Kitchen**

9'1" x 8'9" (2.79 x 2.67)

Fitted with base and wall mounted cupboards, inset one and half bowl sink unit, roll top work surface space, fitted electric oven, inset electric hob with stainless steel extractor over, integrated fridge/freezer, built in washing machine, integrated dishwasher, spotlights to ceiling, wood effect flooring, half tiling to walls, under unit lighting, window to rear elevation.

### **Bedroom One**

14'11" x 10'8" (4.57 x 3.27)

Fitted triple wardrobes, electric storage heater, TV Ariel point, window to rear elevation, door to;

### **En-Suite**

Shower cubicle, pedestal wash hand basin, w.c, complimentary tiling.

### **Bedroom Two**

Electric storage heater, telephone connection point, window to front elevation.

### **Bathroom**

Three piece suite comprising of panel bath with electric shower over, pedestal wash hand basin, closed coupled W.C, half tiling, heated towel rail, extractor fan, electric wall heater.

### **Externally**

**Parking & Agents Note**

The property benefits from allocated parking.

Service charges are approximately £1500 per annum and ground rent £125 per annum. 999 year lease. These are approx and seeking further clarification.

**Agents Notes**

Service charges £1975.78/year including insurance and reserve funds,

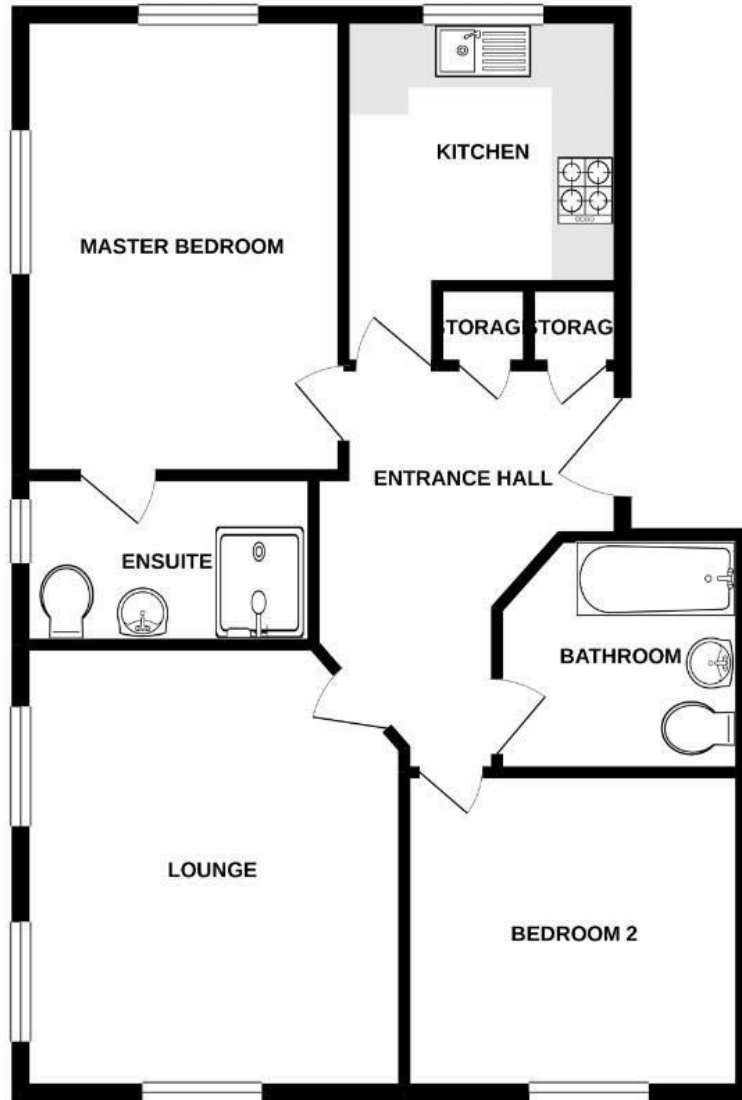
Ground rent £182.00/year

The lease is 999 years from 2001.



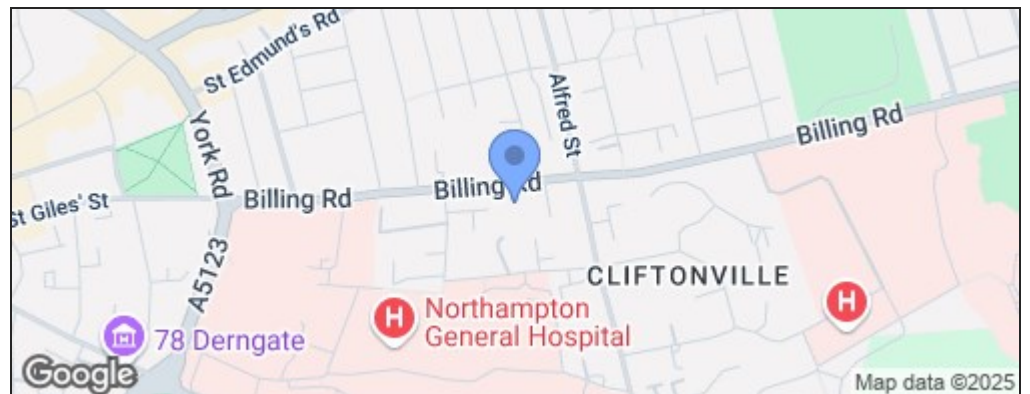


GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.