46 The Nurseries
Cliftonville
NORTHAMPTON
NN1 5HN

£1,100 Per Month

- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **ALLOCATED PARKING SPACE**
- **COUNCIL TAX BAND: C**
- **FIRST FLOOR APARTMENT**
- **CLOSE TO GENERAL HOSPITAL**
- **REDECORATED AMD CARPETED**
- **ENERGY EFFICIENCY RATING: TBC**

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

PERSONAL • PROFESSIONAL • PROACTIVE

Available Now A two bedroom first floor apartment located walking distance from Northampton General Hospital and close to Midsummer Meadow and the River Nene. The property has just been redecorated and had new carpets layed. There is an allocated parking space. **Unfurnished, sorry but no pets**

Entrance Porch
Small entrance area leading to inner hallway.

Inner Hallway
Two storage cupboards, entry phone, thermostat for heating, radiator.

Lounge
15'1" x 13'3" (4.60 x 4.06)
Two radiators, two windows to front elevation.

Kitchen
9'2" x 8'7" (2.80 x 2.64)
Light oak fronted wall and base mounted cupboards, roll top work surface space, inset single bowl sink unit, built in single oven, inset gas hob with extractor fan over, plumbing for washing machine, plumbing for slimline dishwasher, tiled walls, tiled floor, gas fired boiler for heating and hot water, window to front elevation.

Bedroom One
13'3" x 8'10" (4.05 x 2.70)
Fitted triple wardrobe with corner shelving, radiator, window to rear aspect.

Bedroom Two
9'6" x 7'7" (2.91 x 2.33)
Radiator, window to rear elevation.

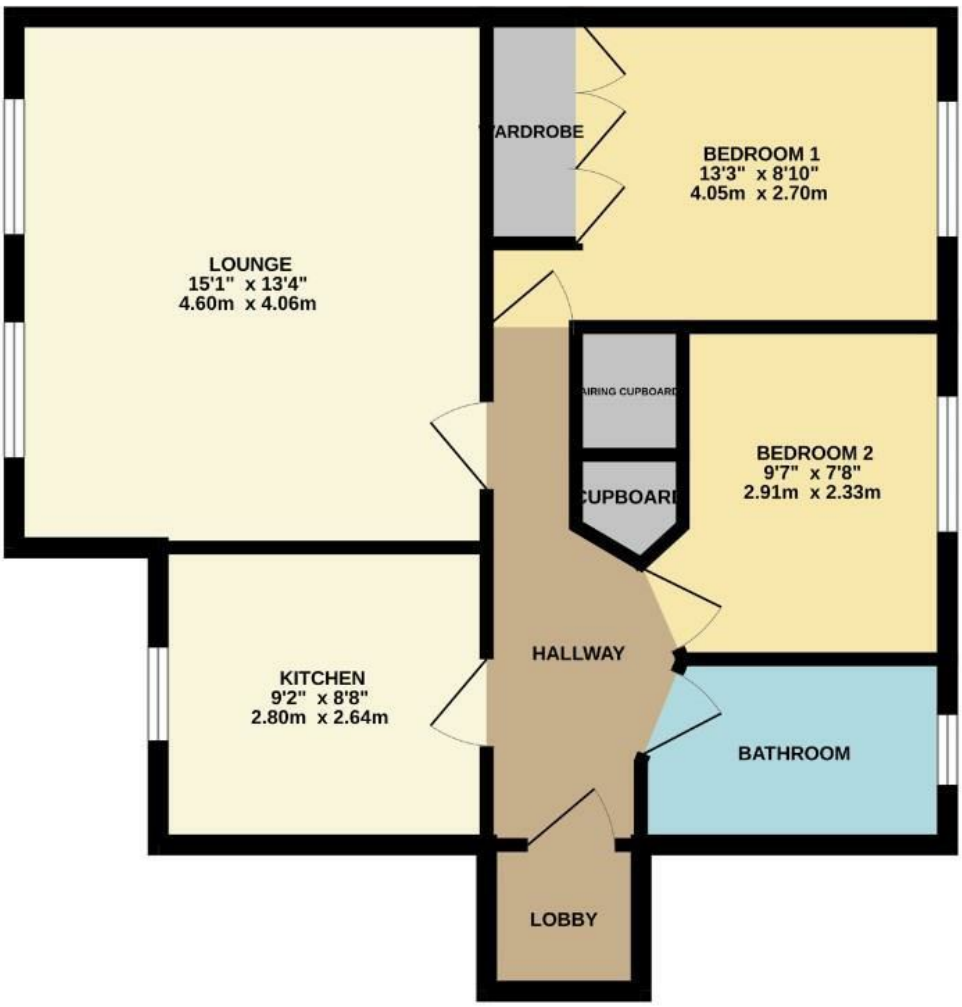
Bathroom
Panel bath with mixer shower over and screen, close coupled W/C, wash hand basin, full height tiling to bath and shower area, sunken spotlights to ceiling, frosted window to rear elevation.

Externally

Garden
The property has a small communal front garden and offers one allocated parking space and additional visitor spaces.

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

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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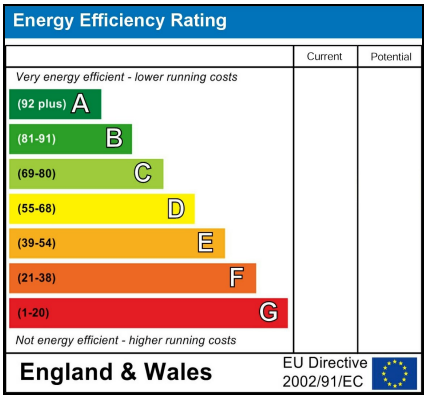

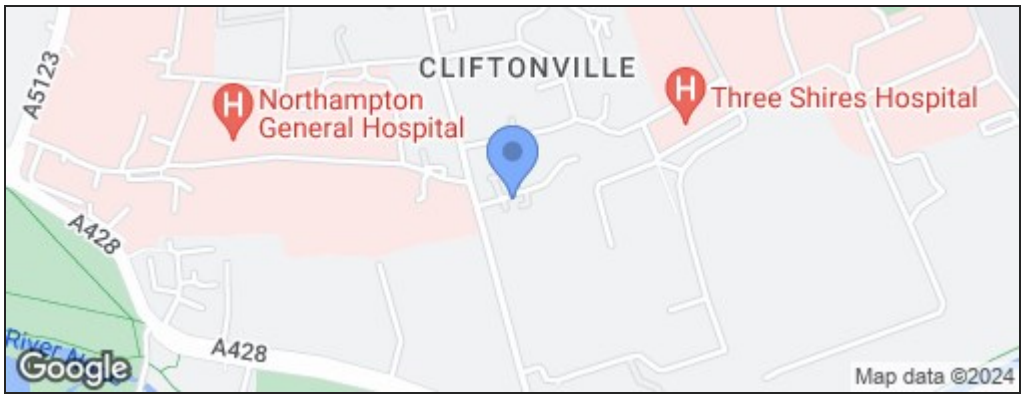

Disclaimer

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.