

**62 Turners Court  
Wootton  
NORTHAMPTON  
NN4 6LT  
£157,500**



- **FIRST FLOOR**
- **APARTMENT**
- **SEPERATE KITCHEN**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING : C**
- **TWO BEDROOM**
- **ALLOCATED PARKING**
- **TWO JULIET BALCONIES OFF THE LOUNGE**
- **GAS RADIATORE HEATING**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming area of Wootton, Northampton, this modern first floor flat on Newport Pagnell Road offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a comfortable home. The flat features a spacious reception room that serves as the heart of the home, providing a welcoming space for relaxation and entertainment.

One of the standout features of this property is the two Juliet balconies that extend from the lounge, allowing natural light to flood the space while offering lovely views of the surrounding area. This unique aspect enhances the overall ambiance, making it an ideal spot to unwind after a long day.

The flat also includes a well-appointed bathroom, ensuring convenience and comfort for its residents. Additionally, there is designated parking available for one vehicle, a valuable asset in this sought-after location.

With its modern design and thoughtful layout, this flat is not only stylish but also practical, making it a wonderful choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this property presents an excellent option in the heart of Wootton. Don't miss the chance to make this lovely flat your new home.

## **Gound Floor**

### **Communal Entrance Hall**

Security entry system, stairs to all floors.

## **First Floor**

### **Apartment Entramce Porch**

Door to:

### **Inner Hall**

Security entry phone, radiator, doors to:

### **Lounge**

15'1" x 11'2" (4.60 x 3.42)

TV point, radiator, two uPVC doors out to Juliet balconies.

### **Kitchen**

8'10" x 8'7" (2.70 x 2.64)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor stand cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine and dishwasher, uPVC double glazed window to front.

### **Bedroom One**

11'5" x 8'10" (3.48 x 2.70)

Radiator, uPVC double glazed window to rear.

### **Bedroom Two**

9'6" x 7'8" (2.90 x 2.36)

Radiator, uPVC double glazed window to rear.

**Bathroom**

Suite comprising bath unit with shower above, hand wash basin, low level w.c, tiled splash backs, radiator, uPVC double glazed window to rear.

**Externally****Communal Gardens**

Allocated parking space, areas laid to law, communal bike storage and bin storage.

**Agents Notes**

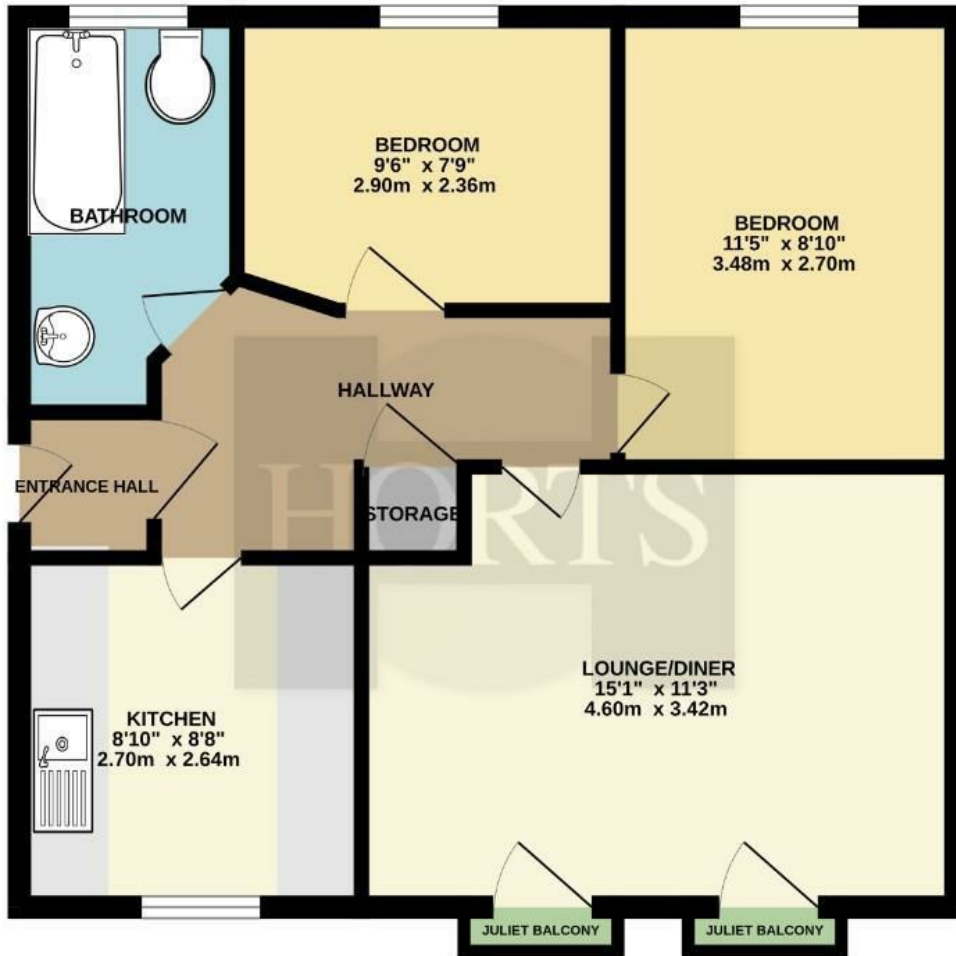
West Northampton Council Tax Band: B

Lease Length: TBC

Service Charges: TBC

Ground Rent: TBC

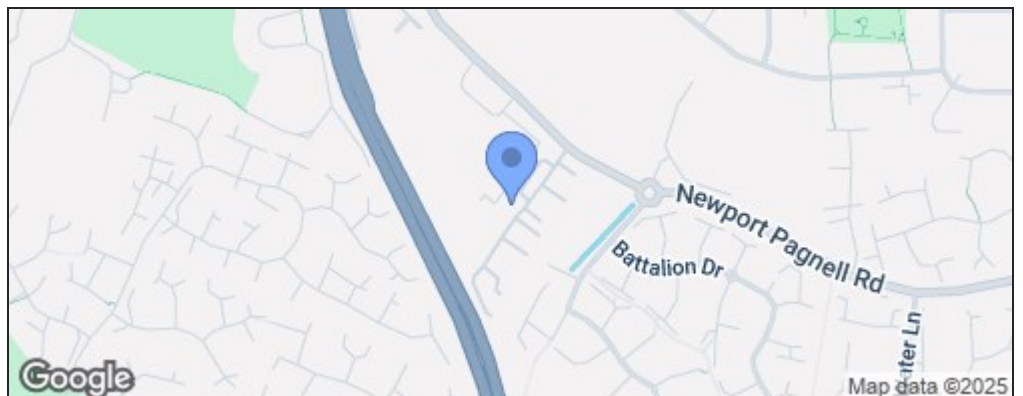
**GROUND FLOOR**  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(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.