

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

**£1,050 PCM**



- **AVAILABLE AUGUST**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE TO MASTER**
- **ALLOCATED PARKING**
- **GROUND FLOOR FLAT**
- **SPACIOUS SITTING/DINING ROOM**
- **DOORS TO GARDENS**
- **ENERGY EFFICIENCY RATING : C**

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**\*\*Available August\*\*** An extremely spacious 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 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, 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**

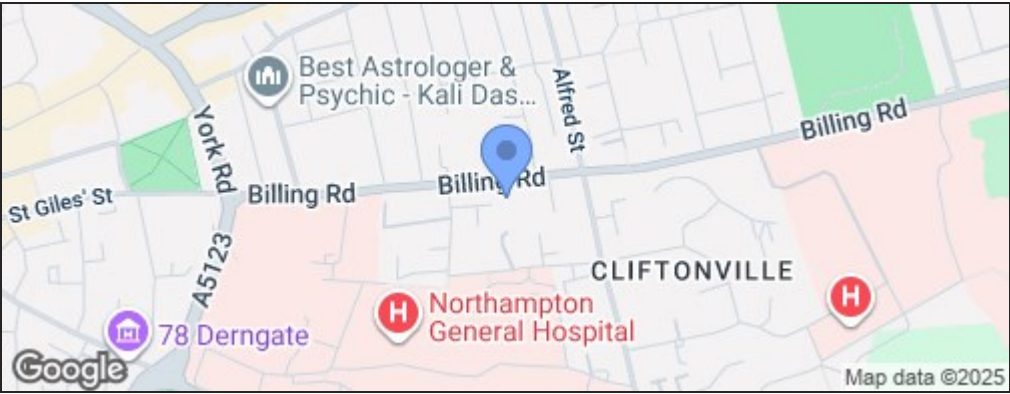
Council Tax Band: D







| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.