35 Mushroom Field Road

NORTHAMPTON
NN3 5AD

£109,995









- THIRD FLOOR APARTMENT
- ONE BEDROOM
- UTILITY CUPBOARD WITH PLUMBING FOR WASHING MACHINE
- LARGE STORAGE CUPBOARDS
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

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A large, top floor, one bedroom flat located on the east side of Northampton with easy access to Weston Favell Shopping Centre. The accommodation comprises in brief: communal entrance hall, stairs to all floor, apartment entrance, lounge, kitchen area, large double bedroom and bathroom. Additional benefits include gas to radiator heating, UPVC double glazing, no chain.

Ground Floor

Communal Entrance Hall
Security access, stairs leading to all floors.

Third Floor

Apartment Entrance
Intercom system, large walk in storage cupboard, built in utility cupboard with plumbing for washing machine and tumble dryer.

Lounge
9'8" x 18'9" into bay (2.96 x 5.74 into bay)
Laminate flooring, radiator,

Kitchen
9'8" x 9'8" (2.96 x 2.95)
Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, gas cooker point, tiled flooring, UPVC double glazed window to front, large built in storage cupboard housing wall mounted gas fired boiler.

Bedroom One
13'0" x 9'5" (3.98 x 2.88)
Radiator, UPVC double glazed window to side.

Bathroom
Modern fitted suite comprising bath unit with shower unit above, hand wash basin, low level WWC, tiled splash areas, heated towel rail, UPVC double glazed window to front.

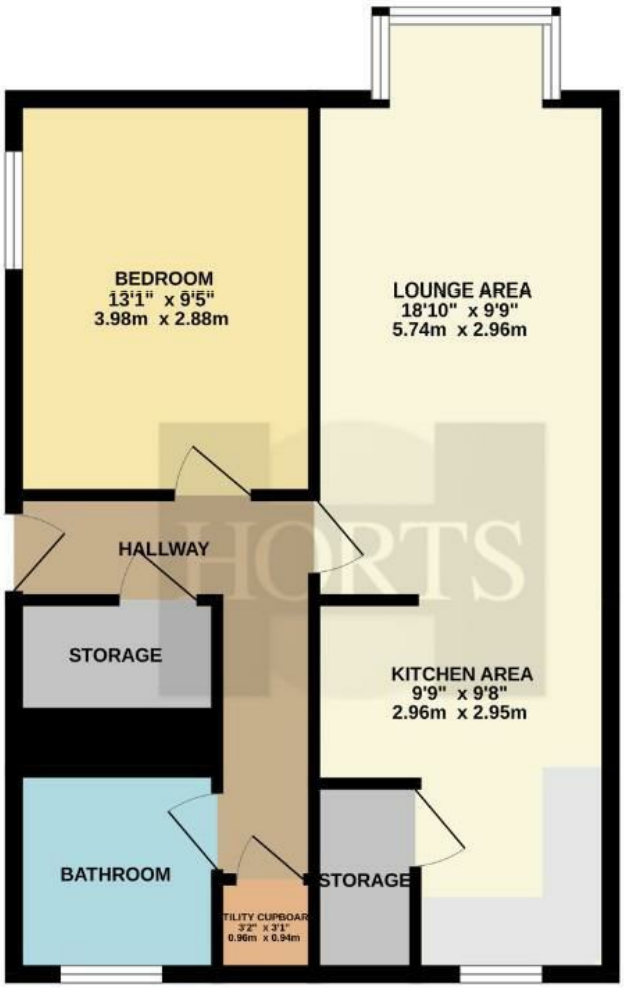
Agents Notes
Council Tax Band: C

Service Charges:

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



35 MUSHROOM FIELD ROAD

TOTAL FLOOR AREA : 552 sq.ft. (51.2 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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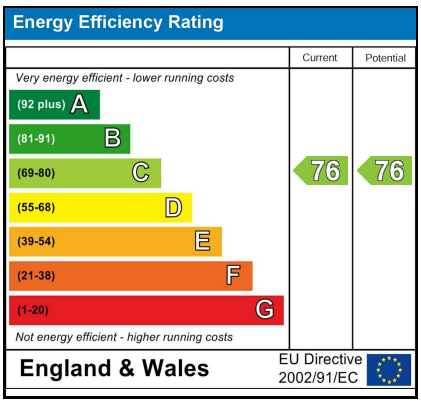

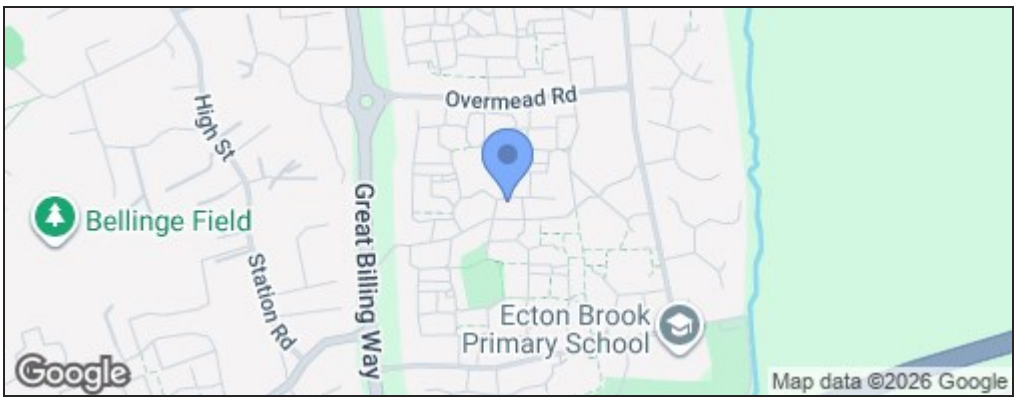

Disclaimer

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.