

**27 Cliftonville Court
Cliftonville
NORTHAMPTON
NN1 5BY
£160,000**



- **SPACIOUS APARTMENT**
- **THREE BEDROOMS**
- **GAS RADIATOR HEATING**
- **CLOSE TO NORTHAMPTON GENERAL HOSPITAL**
- **FIRST FLOOR**
- **KITCHEN / BREAKFAST ROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An extremely spacious three bedroom apartment, located on the first floor of this popular block located close to Northampton General Hospital, with the added benefit of a garage and off road parking. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen/breakfast room, three bedrooms, and a shower room. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Entrance Hall

14'11" > 8'7" x 7'3" (4.55 > 2.63 x 2.23)

Enter via wooden door, three storage cupboards, radiator.

Lounge / Diner

16'7" > 12'1" x 16'7" (5.08 > 3.69 x 5.06)

Two UPVC windows to front aspect, radiator.

Kitchen / Breakfast Room

13'7" x 8'3" (4.16 x 2.53)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, breakfast bar, stainless steel sink and drainer, integrated oven and hob with extractor over, spaces for appliances, wall mounted boiler.

Bedroom One

12'11" > 9'9" x 12'9" (3.96 > 2.98 x 3.90)

UPVC window to front aspect, fitted wardrobe, radiator.

Bedroom Two

10'7" x 8'1" (3.25 x 2.47)

UPVC window to rear aspect, radiator.

Bedroom Three

11'4" > 8'8" x 8'0" (3.47 > 2.65 x 2.46)

UPVC window to rear aspect, radiator.

Shower Room

6'2" x 5'4" (1.90 x 1.65)

Tiled shower cubicle, low level WC, sink unit with storage under, radiator.

Garage

15'11" x 8'1" (4.86 x 2.48)

Up and over door, internal door to communal hall.

Agents Notes

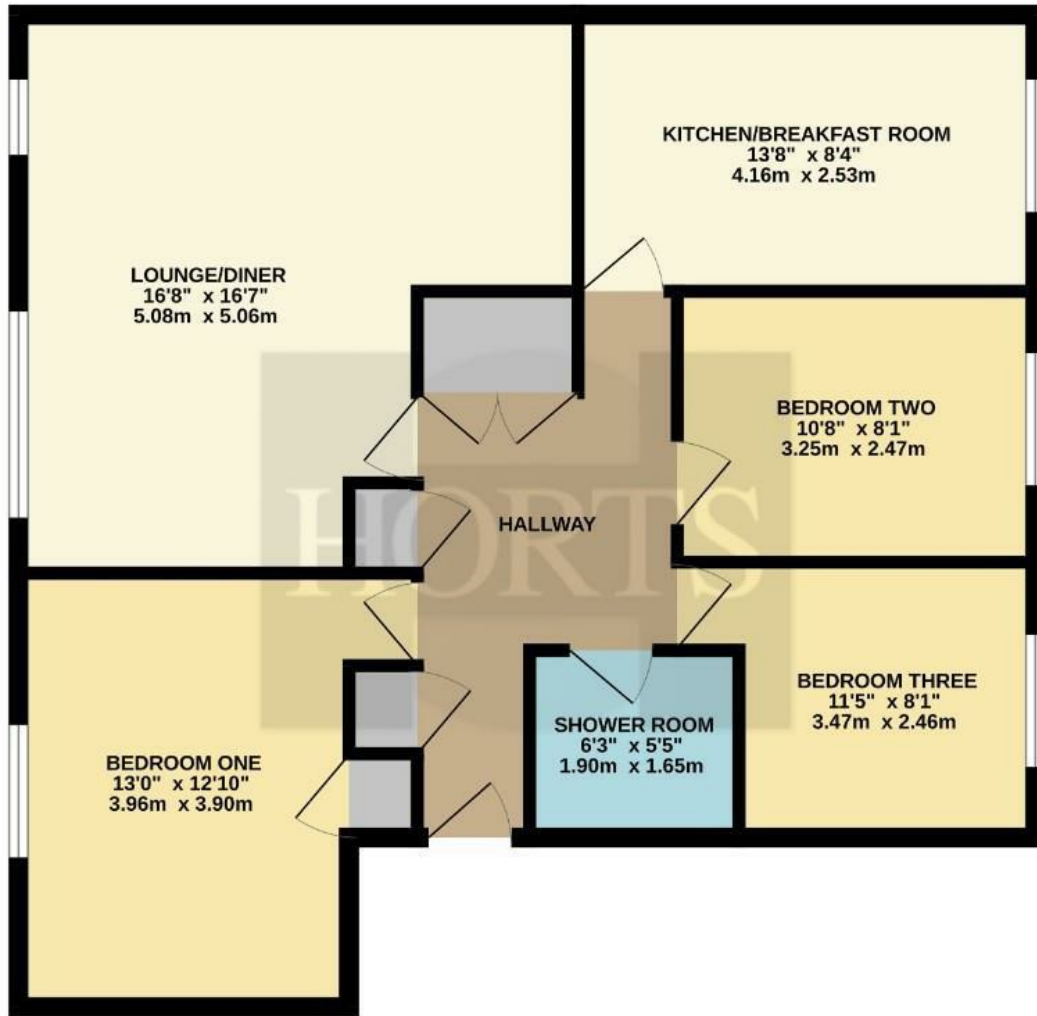
West Northamptonshire Council

Council Tax Band : A

The vendor advises that the service charges and ground rent combined is approximately £175 per month, with 936 years remaining on the lease.



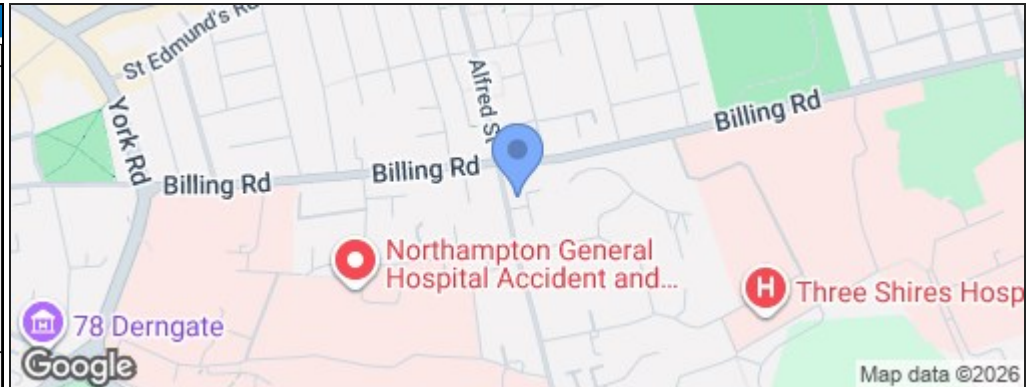
GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.