85 Guildhall Road
Town Centre
NORTHAMPTON
NN1 1AG

£64,000









- SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- LONG EXTENDED LEASE
- RADIATOR HEATING
- 40% SHARE
- ENSUITE SHOWER ROOM
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING C

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

With an extended Lease over 900 years, an en-suite shower room and off road parking, this modern two bedroom apartment is situated in a grade 2 listed Art Deco building, located in the Cultural Quarter of Northampton Town Centre. Offered on a 40% shared ownership basis, the central location provides easy access to both Northampton Train Station and Bus Station, along with the local theatres, bars restaurants and amenities. The property is offered with no upper chain and located on the second floor and has accommodation comprising: a communal entrance with security phone system with access through the Rotunda main entrance, stairs and lifts rising to the second floor, an entrance lobby, open plan living area with a large light and airy lounge/diner and kitchen area, master bedroom with en-suite shower room, a second double bedroom and a bathroom. Additional benefits include; allocated parking, gas fired radiator heating and ease of access to Northampton General Hospital and the University.

Communal Entrance

Rotunda
Entrance via a security entrance system, then through the impressive Rotunda stairwell with stairs and a lift rising to the second floor.

Internal Accommodation

Entrance Area
Entered via a private entrance door, airing/storage cupboard housing the boiler, opening to the lounge/diner, doors to the bedrooms and the bathroom.

Open Plan Lounge/Diner
A large open plan living space with a secondary glazed window to the front elevation, television point, radiator, open plan to the kitchen, telephone entry system.

Kitchen Area
Fitted with a range of wall and base level units with complementary work surfaces, inset stainless steel circular bowl with a mixer tap over, integrated appliances include an electric oven and hob with an extractor hood over, a built-in washing machine and a dishwasher. There is further space for an upright fridge freezer.

Master Bedroom
Secondary glazed window to the front elevation, radiator, television point, door to the en-suite shower room.

En-Suite Shower Room
Fitted with a modern suite comprising a tiled shower cubicle, pedestal sink and a low level W.C., tiling to splash back areas, tiled flooring, heated towel rail, extractor fan.

Bedroom Two
Secondary glazed window to the front elevation, radiator, telephone point.

Bathroom
Fitted with a modern white suite comprising: a panelled bath with a shower and screen over, pedestal sink and a low level W.C., tiling to splash back areas, tiled flooring, heated towel rail, extractor fan.

Parking
Allocated parking is in the basement level car park.

Agents Note:

Leasehold Information
Original Lease Term: 990 years starting in 2007.
Remaining Term: 974 years.
From April: Rent: £281.04 and Service Charge £227.02 per month.
Local Authority : West Northamptonshire Council
Council Tax Band: D

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.













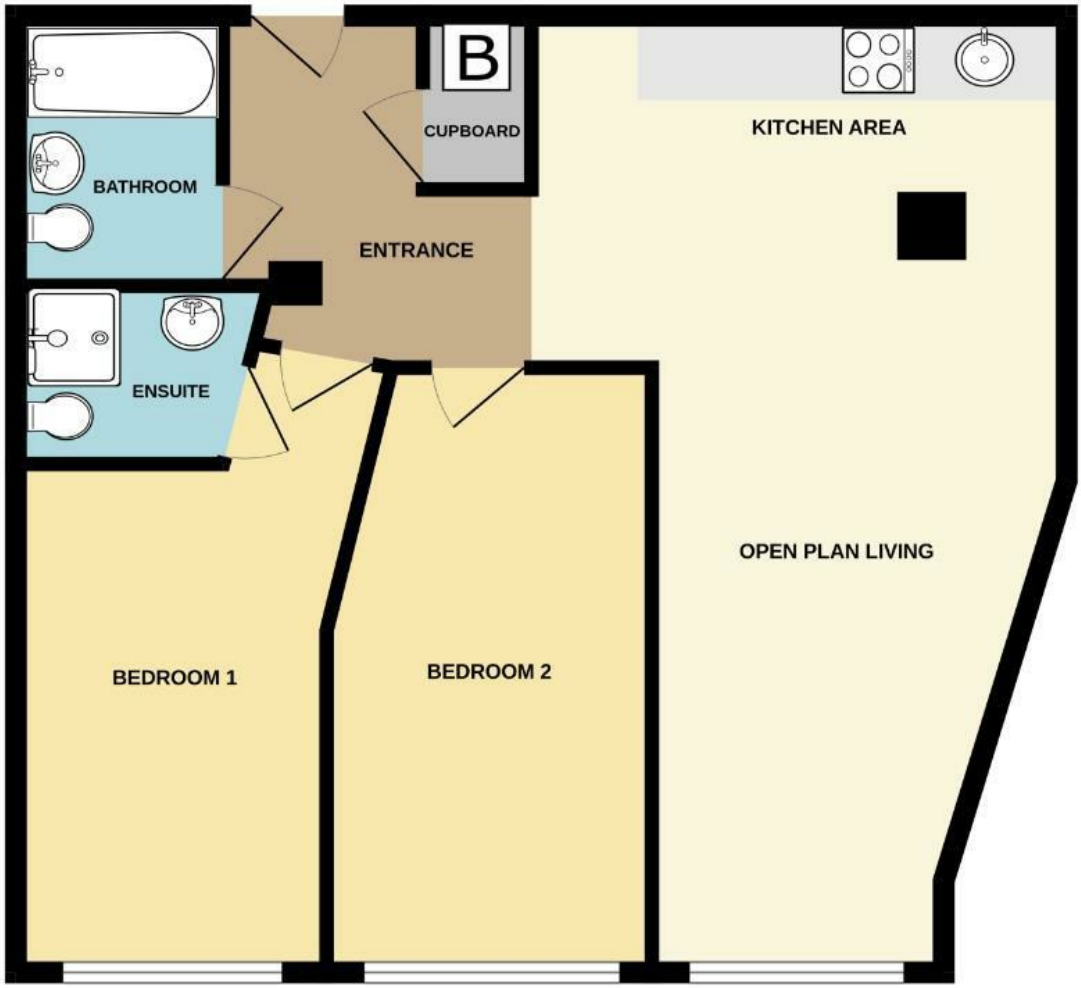






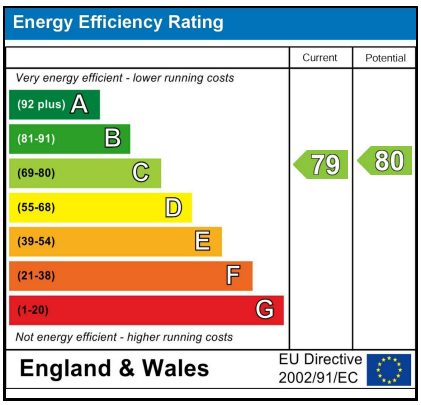


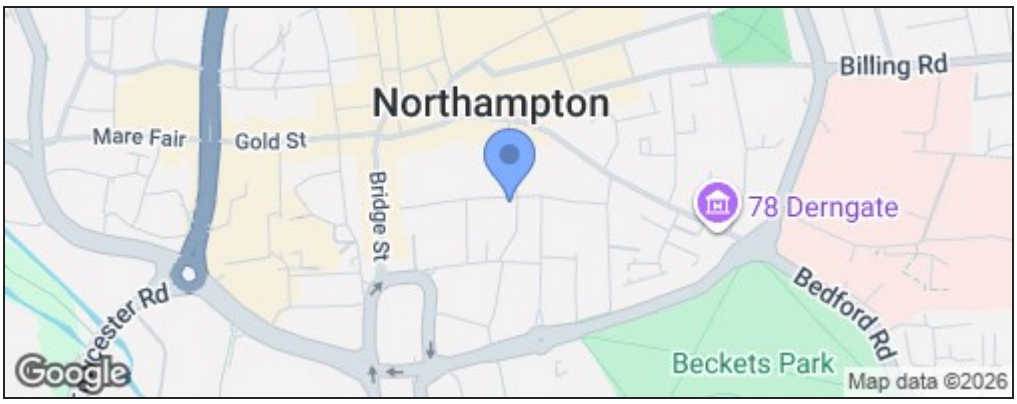
GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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.
Made with Metropix ©2023





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.