

52-56 Hazelwood Road

**NORTHAMPTON
NN1 1LN**

Offers Over £120,000



- **TOP FLOOR APARTEMENT**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **TOWN CENTRE LOCATION**

- **ONE BEDROOM**
- **DOUBLE GLAZING**
- **ENERGY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the town centre, this one double bedroom apartment with accommodation comprising of entrance hall, open plan lounge/ kitchen with built in appliances, bathroom and double bedroom. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance

Enter via communal entrance hall, door to:

Apartment Entrance Hall

Doors to bathroom, bedroom and kitchen/lounge/diner, built in storage cupboard.

Kitchen/Lounge/Diner

26'9" x 9'8" max (8.17 x 2.95 max)

Window to front aspect, refitted with a range of wall and base level units with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted electric hob with extractor over, built in wine cooler, built in fridge.

Bedroom One

13'1" x 8'6" (4.01 x 2.61)

Window to front aspect.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath with fitted shower over, full height tiled splashbacks, extractor fan.

Agents Notes

Council Tax Band: B

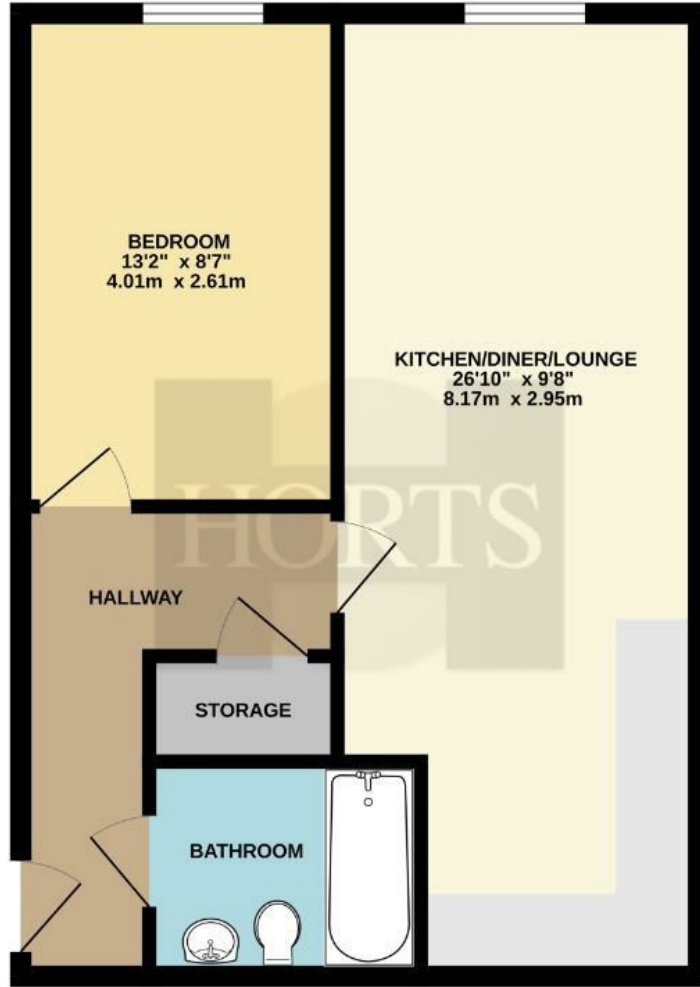
Service Charge: £190 per month

Ground Rent: £296 per year

117 years left on lease



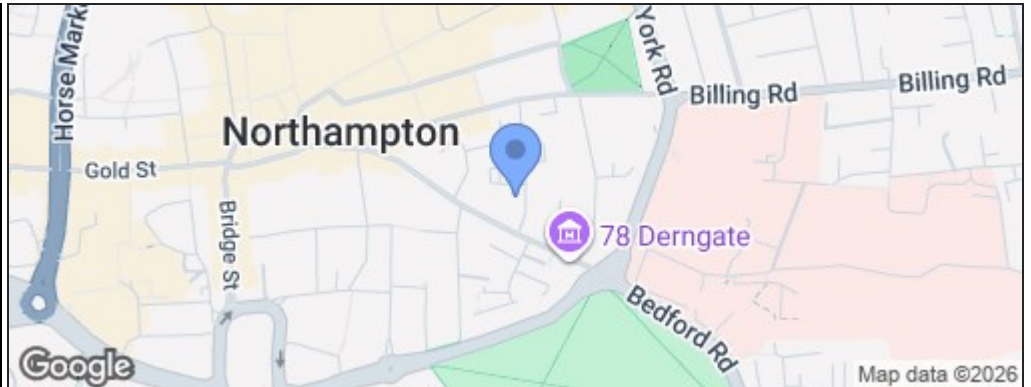
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.5 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	84	84
(69-80) C		
(55-68) D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.