Flat 15 Bradgate House
Billing Road
NORTHAMPTON
NN1 5BH

£179,995

- GROUND FLOOR APARTMENT
- EN-SUITE
- SEPARATE KITCHEN
- LEASEHOLD
- TWO BEDROOMS
- LOUNGE / DINER
- ALLOCATED PARKING
- ENERGY EFFICIENCY RATING; C

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

PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Bradgate House, a modern flat located on the desirable Billing Road in Northampton. This charming ground floor residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those who appreciate having a guest room or home office. The property also boasts two bathrooms, ensuring that morning routines are a breeze and providing added privacy for residents.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area. The location is particularly advantageous, being in close proximity to Northampton General Hospital, making it an excellent option for healthcare professionals or anyone who values easy access to medical facilities.

Bradgate House is a modern flat that combines contemporary living with practicality, all set in a vibrant community. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the opportunity to make this delightful flat your new home.

Ground Floor

Entrance Hall
Entry phone with CCTV, airing cupboard with slatted linen shelving.

Lounge/Diner
14'8" x 12'7" (4.48 x 3.86)
TV Ariel point, telephone connection point, electric storage heater, two windows to the front elevation.

Kitchen
9'1" x 8'9" (2.79 x 2.67)
Fitted with base and wall mounted cupboards, inset one and half bowl sink unit, roll top work surface space, fitted electric oven, inset electric hob with stainless steel extractor over, integrated fridge/freezer, built in washing machine, integrated dishwasher, spotlights to ceiling, wood effect flooring, half tiling to walls, under unit lighting, window to rear elevation.

Bedroom One
14'11" x 10'8" (4.57 x 3.27)
Fitted triple wardrobes, electric storage heater, TV Ariel point, window to rear elevation, door to;

En-Suite
Shower cubicle, pedestal wash hand basin, w.c, complimentary tiling.

Bedroom Two
Electric storage heater, telephone connection point, window to front elevation.

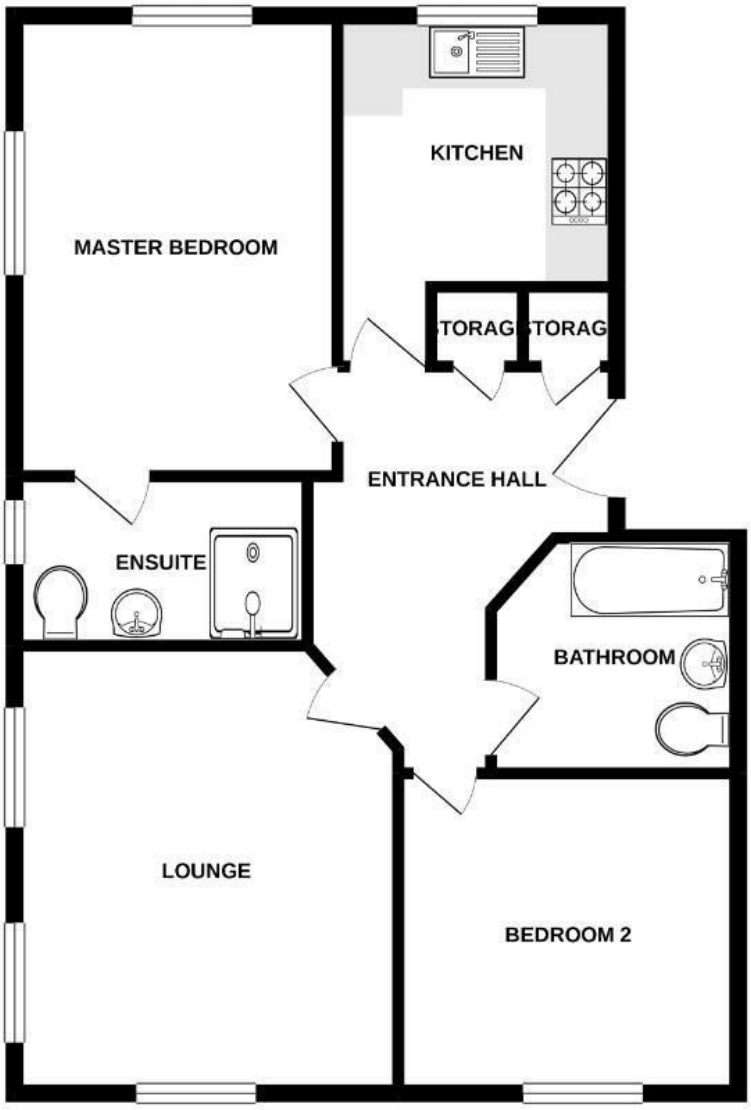
Bathroom
Three piece suite comprising of panel bath with electric shower over, pedestal wash hand basin, closed coupled W.C, half tiling, heated towel rail, extractor fan, electric wall heater.

Externally

Parking & Agents Note
The property benefits from allocated parking.
Service charges are approximately £1500 per annum and ground rent £125 per annum.
999 year lease. These are approx and seeking further clarification.

Agents Notes
Service charges £1975.78/year including insurance and reserve funds,
Ground rent £182.00/year
The lease is 999 years from 2001.

GROUND FLOOR



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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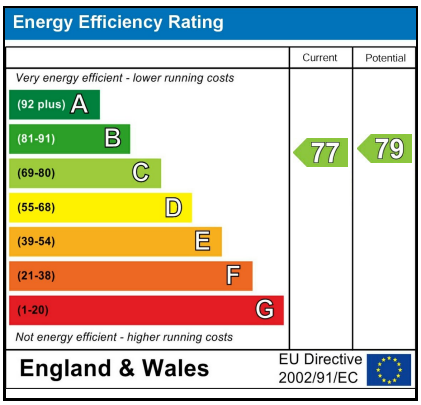

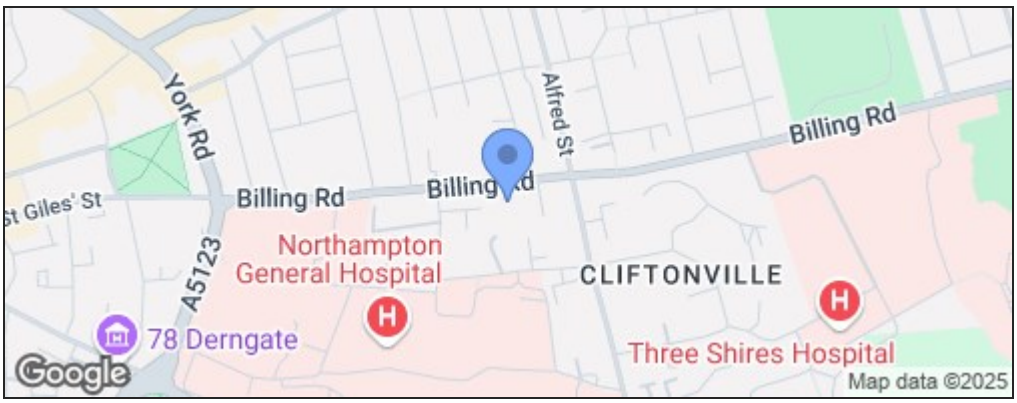

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