

**66 Scribers Drive
Upton
NORTHAMPTON
NN5 4ES**

O.I.R.O £145,000



- **GROUND FLOOR FLAT**
- **KITCHEN / BREAKFAST ROOM**
- **DOUBLE GLAZING**
- **GOOD TRANSPORT LINKS**

- **ALLOCATED PARKING SPACE**
- **DOUBLE BEDROOM**
- **CLOSE TO LOCAL AMENITIES**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This well-presented ground floor apartment offers contemporary living and is well presented throughout. The modern fitted kitchen comes fully equipped with integrated appliances including a dishwasher, washing machine, fridge/freezer, and built-in oven and hob.

Additional features include double glazing, a three-piece bathroom suite, and an entry phone system for added security. The property also benefits from well maintained communal areas and a secure rear parking space. Ideal for first-time buyers, investors, or those seeking low-maintenance living in a convenient location.

Ground Floor

Entrance

Communal entrance into hallway, door to:

Apartment Hall

Open plan to living room.

Lounge

16'7" x 12'6" max (5.06 x 3.82 max)

Large full height window to front aspect, doors leading to kitchen/breakfast room, bedroom and bathroom.

Kitchen/Breakfast Room

12'4" x 8'0" (3.78 x 2.44)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer with mixer tap over, fitted electric oven with fitted electric hob and extractor over, built washing machine, dishwasher and fridge/freezer, two windows to front aspect, tiled flooring.

Bedroom One

12'11" x 12'4" (3.96 x 3.78)

Window to rear aspect, door to airing cupboard.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal mounted sink, panel bath with fitted shower over, full height tiled splashbacks, tiled flooring, ladder radiator, obscure window to rear aspect.

Externally

Communal Garden

Communal garden, secure allocated parking.

Agents Notes

Council Tax Band: B

Service Charges £158 per month including ground rate.

Length of lease 108 years



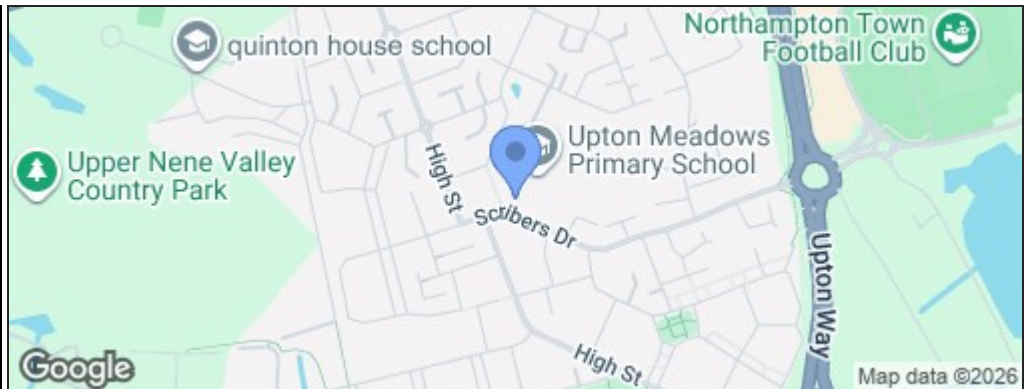
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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		80	81
(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		



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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.