

**3B St Georges Avenue,**

**NORTHAMPTON  
NN2 6JA**

**£200,000**



- **DECEPTIVELY SPACIOUS**
- **FREEHOLD APARTMENT**
- **PARKING FOR TWO VEHICLES**
- **GAS CENTRAL HEATING**

- **TWO STOREY**
- **TWO BEDROOMS**
- **CLOSE TO THE RACECOURSE**
- **ENERGY EFFICIENCY RATING:**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Occupying a surprisingly spacious layout over two floors, this freehold apartment enjoys a highly convenient position adjacent to The Racecourse and offers excellent access to Northampton town centre and the mainline railway station. Although fronting Barrack Road, the property is approached via a private driveway from St Georges Avenue, providing a tucked away setting.

The well presented accommodation comprises an entrance hall, cloakroom/WC, fitted kitchen/dining room and a generous lounge featuring views towards Northampton Cathedral. The first floor offers two excellent sized bedrooms, both benefiting from original built in storage, together with a well appointed family bathroom.

Externally, the property enjoys access to a communal garden together with parking for two vehicles. Further benefits include gas radiator central heating and predominantly double glazing.

## **Ground Floor**

### **Entrance Hall**

Approached via the entrance door, the welcoming hallway features a radiator, staircase rising to the first floor, useful under stairs storage cupboard and doors leading to the principal ground floor accommodation.

### **Cloakroom**

Fitted with a low level WC and wall mounted wash hand basin with tiled splashback. Chrome heated towel rail.

### **Kitchen/Dining Room**

13'10" x 11'1" (4.23m x 3.38m)

A well appointed kitchen with a window overlooking the rear aspect. Fitted with a one and a half bowl sink unit set into a range of base units with complementary work surfaces and matching wall mounted cupboards. Built in oven and hob with extractor canopy over, pantry cupboard, plumbing for a washing machine and ample space for dining.

### **Lounge**

17'1" x 13'1"orm (5.21m x 4.0m )

A particularly spacious reception room featuring two large windows enjoying attractive views towards Northampton Cathedral. Feature fireplace, radiator, television point and decorative coving.

## **First Floor**

### **Landing**

Window to the rear aspect with access to an inner landing area providing additional storage, loft access and doors leading to the bedrooms and bathroom.

### **Bedroom One**

13'10" x 11'3" (4.23m x 3.43m )

A well proportioned bedroom with window to the rear aspect, radiator and original built in storage cupboard.

### **Bedroom Two**

13'2" x 11'1" (4.02m x 3.38m)

A generous double bedroom with window to the front aspect, radiator and original built-in storage cupboard.

**Bathroom**

6'9" x 6'3" (2.06m x 1.91m)

Fitted with a white three piece suite comprising a low level WC, vanity wash hand basin, panelled bath with mixer tap and shower attachment with glazed screen, heated towel rail and window to the front aspect.

**Externally**

To the rear of the property is a communal garden together with allocated parking for two vehicles.

**AGENTS NOTES**

West Northamptonshire Council

Council Tax Band: TBC

Share of Freehold

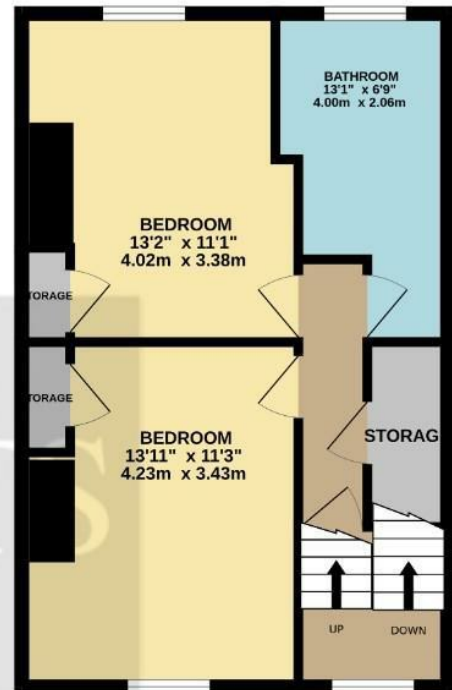




GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

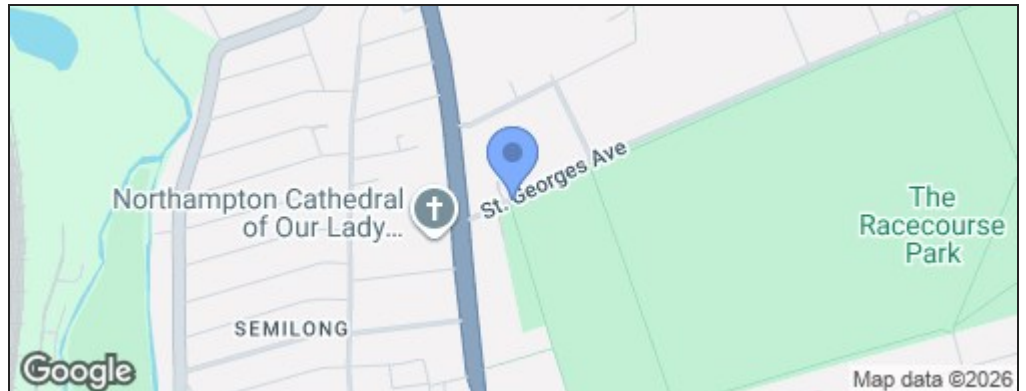


1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.