31 Balfour Close
Kingsthorpe Hollow
NORTHAMPTON
NN2 6LL

50% Shared Ownership

- 50% SHARED OWNERSHIP
- TWO BEDROOMS
- GAS CENTRAL HEATING
- ALLOCATED OFF ROAD PARKING
- FIRST FLOOR APARTMENT
- LOUNGE / DINER
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING : B

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50% Shared Ownership A modern two bedroom first floor flat located close to local amenities, walking distance from Northampton Train Station. With accommodation comprising in brief; entrance hall, lounge/diner with French doors to a Juliet balcony, kitchen, two bedrooms, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, and allocated off road parking for one vehicle.

Entrance Hall
9'3" reducing to 6'9" x 9'4" (2.84 reducing to 2.07 x 2.86)
Enter via wooden door, storage cupboard, wooden laminate flooring, radiator.

Lounge / Diner
16'9" x 10'0" (5.12 x 3.06)
UPVC French doors leading to Juliet balcony, wooden laminate flooring, radiator.

Kitchen
13'5" x 5'11" (4.09 x 1.82)
UPVC window, a range of wall and base units with roll top work surfaces, oven with hob and extractor over, stainless steel one and a half sink and drainer, space for various appliances, wall mounted boiler, radiator.

Bedroom One
12'5" x 9'4" (3.80 x 2.85)
UPVC window, radiator.

Bedroom Two
10'9" x 7'6" (3.30 x 2.29)
UPVC window, radiator.

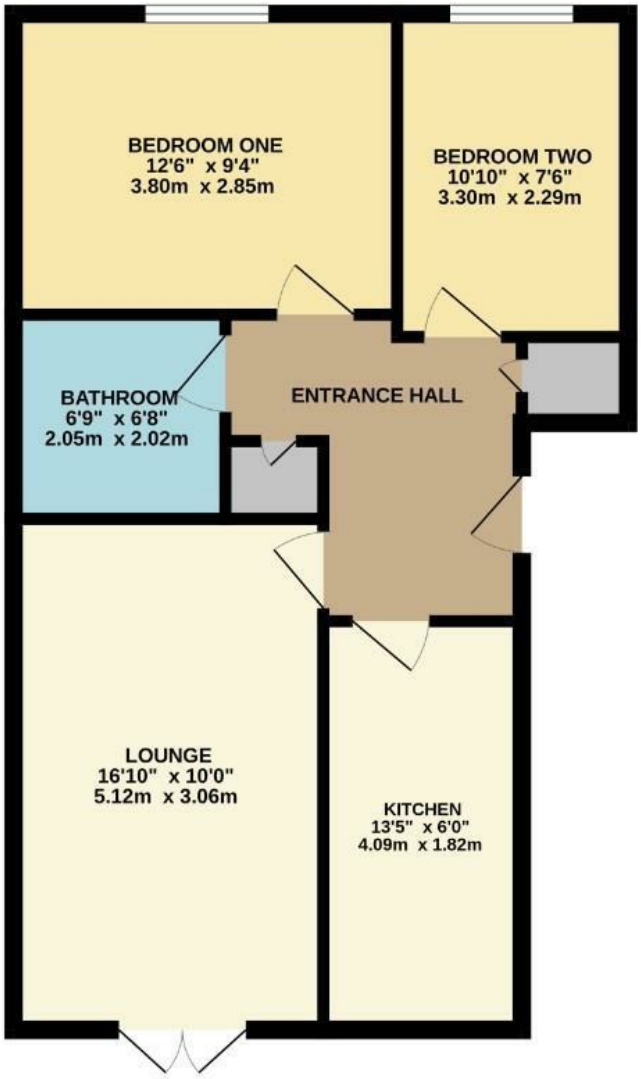
Bathroom
6'8" x 6'7" (2.05 x 2.02)
Bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, radiator.

Off Road Parking
Allocated space for one vehicle located in the car park.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: A

We are advised the rent and service charges combined are £437.69 per month. There are 80 years remaining on the lease.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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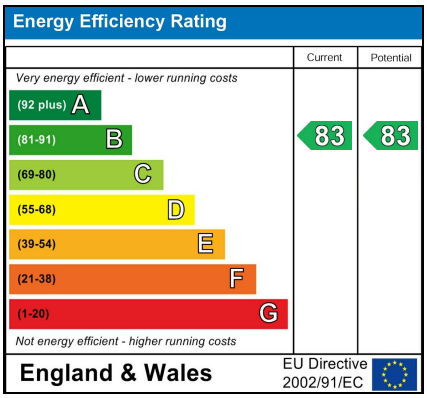

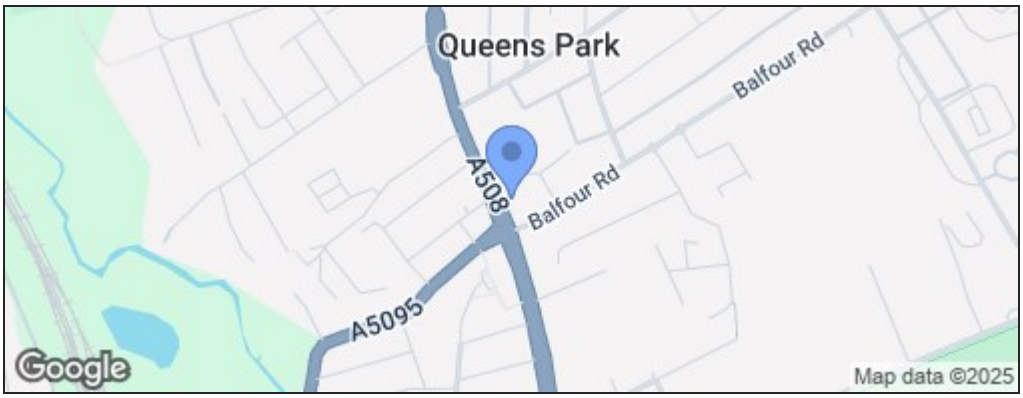

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.