

**149 Beech Avenue
Spinney Hill
NORTHAMPTON
NN3 2LE**

£110,000



- **STUDIO APARTMENT**
- **EXCELLENT LOCATION**
- **COMMUNAL GARDEN SPACE**
- **EXTENDED LEASE**

- **GROUND FLOOR**
- **REFURBISHED**
- **ALLOCATED OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : D**

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



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EXTENDED LEASE A spacious studio in this popular part of town, refurbished to now be offered in excellent condition, with the added benefits of a communal garden space, allocated off road parking, and no upper chain. The accommodation comprises in brief; entrance hall, open plan reception with lounge, kitchen, and bedroom areas, and a recently refitted shower room. The property also benefits from UPVC double glazing.

Entrance Hall

Fusebox, wooden laminate flooring.

Open Plan Reception

17'8" x 15'7" max (5.40 x 4.77 max)

Two UPVC windows to front aspect, further UPVC to side, wooden laminate flooring, two electric radiators.

Kitchen Area

A range of wall and base units with roll top work surfaces, stainless steel sink and drainer, electric hob and oven, space for various appliances, cupboard housing hot water heater, complementary tiling.

Shower Room

5'6" x 5'2" (1.70 x 1.59)

Walk in shower, low level wc, sink unit with storage under, wooden laminate flooring, chrome heated towel rail.

Communal Garden

Lawn area with paving and various flowers and shrubs, gate to car park.

Agents Notes

Local Authority : West Northamptonshire Council

Council Tax Band: A

The vendor advises the services charges are approximately £68 per month, the ground rent is £25 per year, and there are 126 years remaining on the lease.



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 265 sq.ft. (24.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.