85 Guildhall Road
Town Centre
NORTHAMPTON
NN1 1AG

£1,000 Per Month









- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- LONG EXTENDED LEASE
- RADIATOR HEATING
- ENERGY PERFORMANCE RATING: C
- SECOND FLOOR APARTMENT
- ENSUITE SHOWER ROOM
- UNDERBLOCK PARKING SPACE
- LOCATED IN CULTURAL QUARTER
- COUNCIL AX BAND: D

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Avaialble Now A modern two bedroom apartment with ensuite and allocated underblock parking situated in a grade 2 listed Art Deco building, located in the Cultural Quarter of Northampton Town Centre. The central location provides easy access to both Northampton Train Station and Northgate Bus Station, along with the local theatres, bars restaurants and amenities. The property is located on the second floor and has accommodation comprising: a communal security phone system with entrance through the Rotunda main entrance, stairs and lifts rising to the second floor, an entrance lobby, open plan living area with a large light and airy lounge/diner and kitchen area, master bedroom with en-suite shower room, a second double bedroom and a bathroom. ** Part-furnished, Sorry no pets**

Communal Entrance

Rotunda
Entrance via a security entrance system, then through the impressive Rotunda stairwell with stairs and a lift rising to the second floor.

Internal Accommodation

Entrance Area
Entered via a private entrance door, airing/storage cupboard housing the boiler, opening to the lounge/diner, doors to the bedrooms and the bathroom.

Open Plan Lounge/Diner
A large open plan living space with a secondary glazed window to the front elevation, television point, radiator, open plan to the kitchen, telephone entry system.

Kitchen Area
Fitted with a range of wall and base level units with complementary work surfaces, inset stainless steel circular bowl with a mixer tap over, integrated appliances include an electric oven and hob with an extractor hood over, a built-in washing machine and a dishwasher. There is further space for an upright fridge freezer.

Master Bedroom
Secondary glazed window to the front elevation, radiator, television point, door to the en-suite shower room.

En-Suite Shower Room
Fitted with a modern suite comprising a tiled shower cubicle, pedestal sink and a low level W.C., tiling to splash back areas, tiled flooring, heated towel rail, extractor fan.

Bedroom Two
Secondary glazed window to the front elevation, radiator, telephone point.

Bathroom
Fitted with a modern white suite comprising: a panelled bath with a shower and screen over, pedestal sink and a low level W.C., tiling to splash back areas, tiled flooring, heated towel rail, extractor fan.

Parking
Allocated parking is in the basement level car park marked 23.

Agents Note:
Leasehold Information
Original Lease Term: 990 years starting in 2007.

Remaining Term: 974 years.
From April: Rent: £293.16 and Service Charge £196.85. per month.
Local Authority : West Northamptonshire Council
Council Tax Band: D













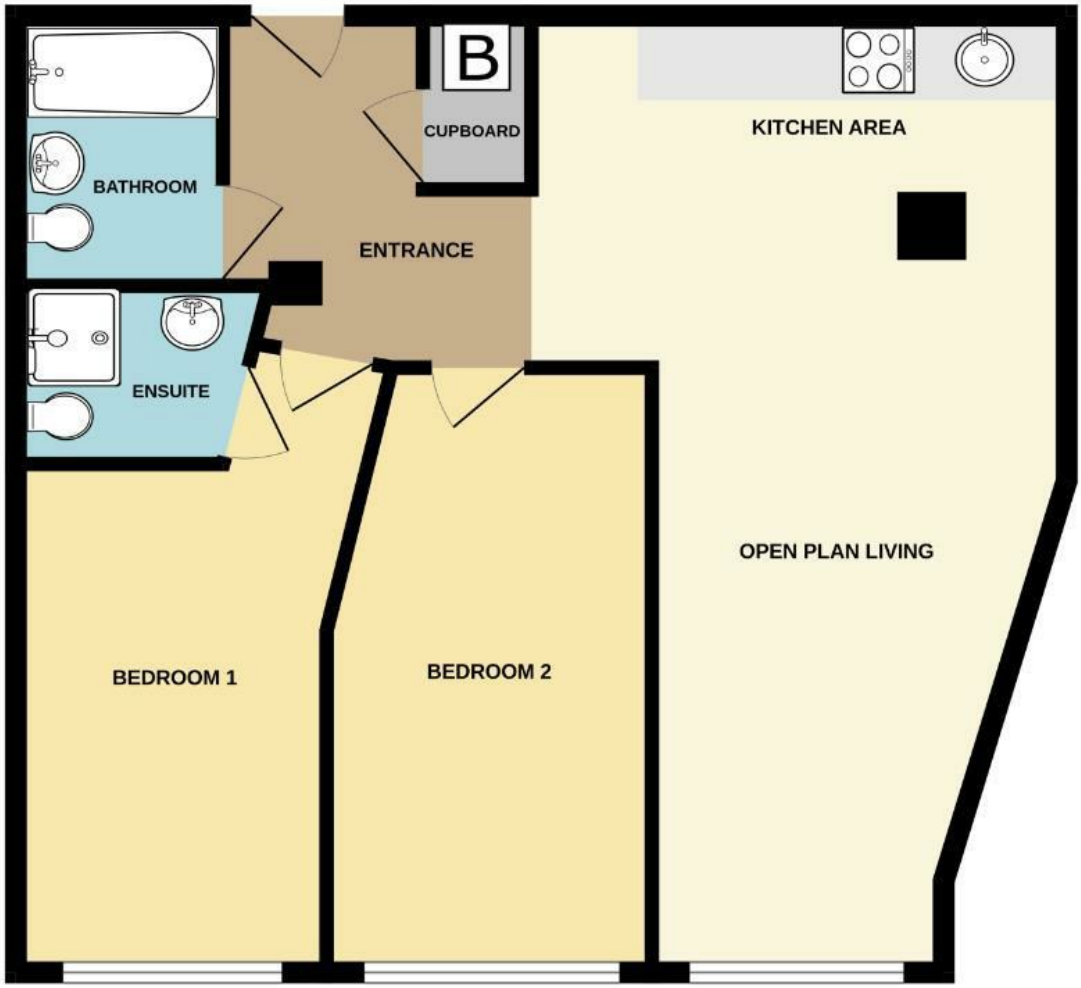






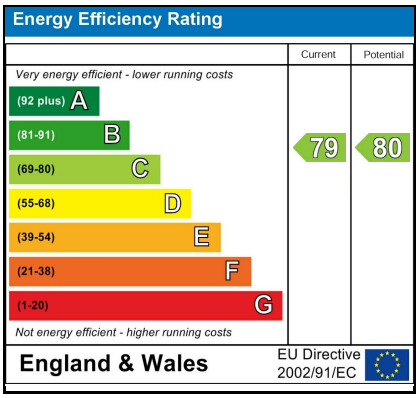


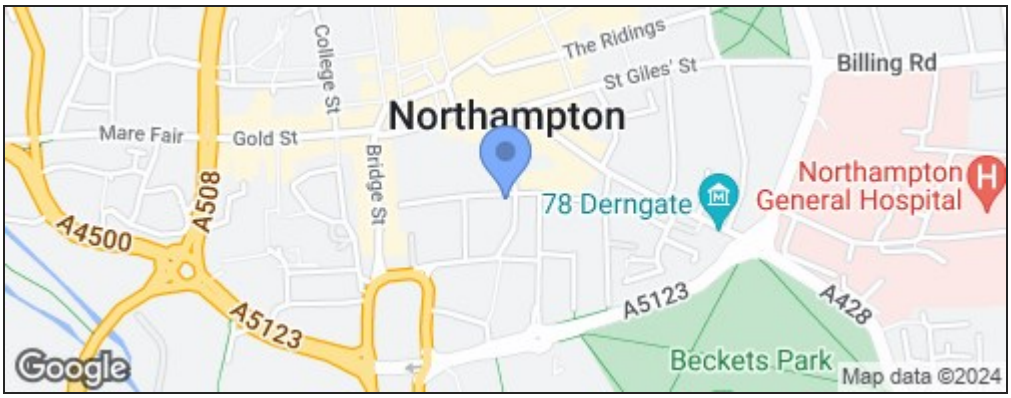
GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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