

**110 Becketts View
Town Centre
NORTHAMPTON
NN1 5NJ**

£145,000



- **MODERN FIRST FLOOR APARTMENT**
- **'TURRET' STYLE LOUNGE / DINER**
- **UPVC DOUBLE GLAZING**
- **ALLOCATED OFF ROAD PARKING**
- **CLOSE TO NORTHAMPTON GENERAL HOSPITAL**

- **TWO BEDROOMS**
- **SEPARATE KITCHEN**
- **GAS CENTRAL HEATING**
- **CLOSE TO NORTHAMPTON UNIVERSITY**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious two bedroom first floor apartment, situated in this modern sought after area located close to Northampton University and Northampton General Hospital. With accommodation comprising in brief; entrance porch, hall, a 'turret' style lounge / diner, separate kitchen, two bedrooms, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, allocated off road parking, and no upper chain.

Entrance Porch

3'11" x 3'10" (1.20 x 1.17)

Enter via wooden door, fusebox.

Hall

11'5" x 6'3" > 3'3" (3.49 x 1.91 > 1.01)

Two storage cupboards, radiator.

Lounge / Diner

19'4" x 13'2" > 8'9" (5.90 x 4.03 > 2.67)

Four UPVC windows to various aspects, two radiators.

Kitchen

8'9" x 8'7" (2.68 x 2.63)

UPVC window, a range of wall and base units with roll top work surfaces, polycarbonate sink and drainer, integrated oven with hob and extractor over, spaces for various appliances, complementary tiling, ceramic tiled flooring, cupboard housing combination boiler, radiator.

Bedroom One

12'11" x 8'9" (3.96 x 2.67)

UPVC window, fitted wardrobe, radiator.

Bedroom Two

9'4" x 8'10" > 7'6" (2.87 x 2.70 > 2.30)

UPVC window, radiator.

Bathroom

8'11" x 5'2" (2.72 x 1.59)

Bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, extractor fan, radiator.

Agents Notes

Local Authority: West Northamptonshire

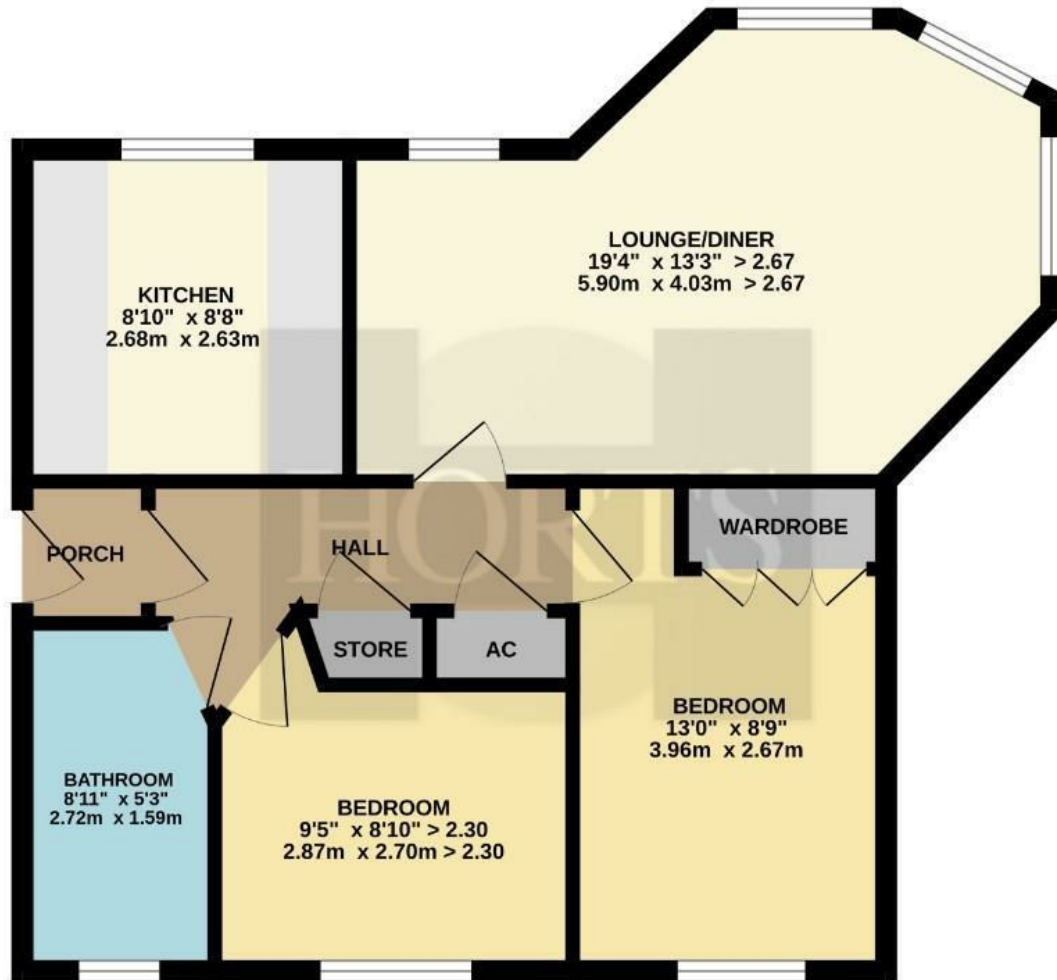
Council Tax Band: C

One allocated parking space is located at the rear of the building, with various communal visitors spaces available across the car parks.

The vendor advises us that there are approximately 126 years remaining on the lease, the service charges are approximately £128 per month, there is no ground rent payable.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

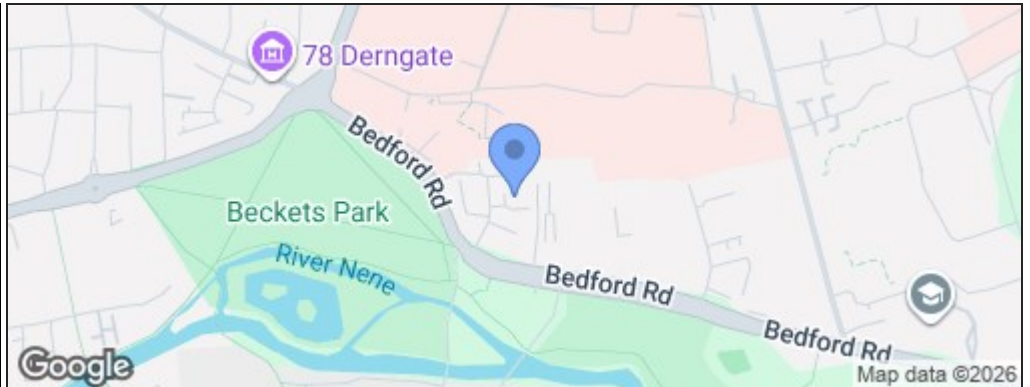


TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.

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	81	81
(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.