

**5 Castilian Court
Castilian Street
NORTHAMPTON
NN1 1JS**

Offers Over £125,000



- **GROUND FLOOR FLAT**
- **GAS CENTRAL HEATING**
- **TOWN CENTRE LOCATION**
- **SPACIOUS LOUNGE / DINER**

- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: C**
- **ONE BEDROOM**
- **LOW SERVICE CHARGES**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the sought after 'Cultural Quarter' in the heart of Northampton Town Centre, this spacious one bedroom ground floor apartment is offered in excellent condition with no upper chain, and has the added benefit of much lower than typical ground rent and service charges, making it an excellent investment or first time buy. With accommodation comprising in brief; entrance hall, lounge / diner, double bedroom, kitchen, and bathroom. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Hall

Doors to bathroom, bedroom, kitchen, sitting room, storage cupboard, intercom system, inset spot lights, single panel radiator.

Kitchen

7'1" x 9'4" (2.16 x 2.85)

A range of wall and base mounted units with worktop over, integrated oven, hob and extractor, space for white goods, tiled floor, tiled splash backs, inset spot lights, wall mounted boiler.

Sitting Room

19'8" x 13'5" (6.00 x 4.1)

UPVC double glazed window to front elevation, two double panel radiator, inset spotlights.

Bedroom One

11'6" x 12'11" (3.51 x 3.94)

UPVC double glazed window to front elevation, inset spot lights, single panel radiator.

Bathroom

5'8" x 12'7" (1.74 x 3.86)

Three piece suite comprising low level WC, pedestal hand wash basin, jacuzzi bath with shower over, tiled floor, heated towel rail, storage cupboard. fully tiled walls, inset spot lights.

Agency Notes

Approx. 100 years left

Approx. £360 per annum for service charge and ground rent.

Local Authority: West Northamptonshire Council

Council Tax Band - C



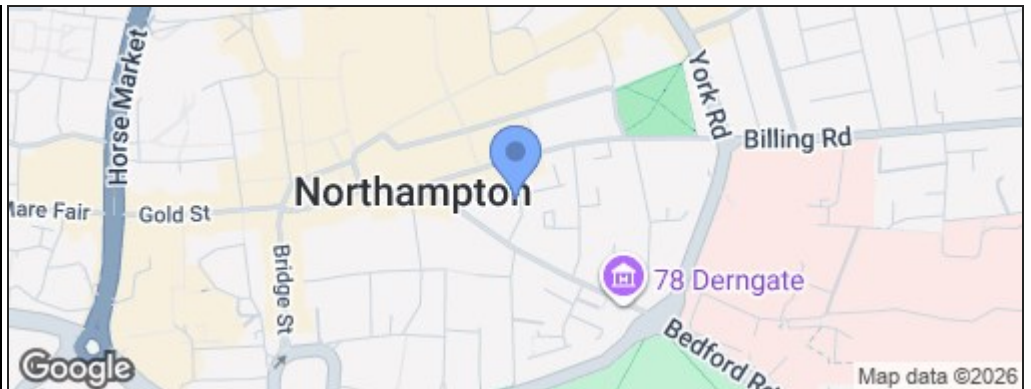
GROUND FLOOR



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	75	76
(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.