

Hoxne Court, St Edmunds Road Northampton NN1 5EA



£130,000

Situated within walking distance of Northampton General Hospital and the wide range of shops, cafés, restaurants and amenities available along Wellingborough Road, this chain free top floor apartment offers spacious and versatile accommodation and benefits from a C-rated EPC.

The property features a generous living/dining room with French doors opening onto a Juliet balcony, together with a separate fitted kitchen offering a range of units and work surfaces. There are two bedrooms, including an impressive principal bedroom benefiting from an en suite shower room, while a separate family bathroom serves the remainder of the accommodation. Combining excellent local amenities with comfortable modern living, this well presented apartment would make an ideal home or investment.

Hallway



Living Room

12'6" x 11'9" (3.827 x 3.589)



Kitchen

8'5" x 5'11" (2.582 x 1.814)



Bedroom One
16'4" x 12'2" restricted head height (5 x 3.732 restricted head height)



En-suite
9'10",3116'9" x 5'7" (3,950 x 1.726)



Bedroom Two
9'8" x 7'8" (2.951 x 2.350)



Family Bathroom

6'6" x 5'6" (2 x 1.7)


Lease Information

The Vendor has advised that the property is subject to a ground rent of £200 per annum and a service charge of £138.09 per calendar month. The length of lease is 99 years (less Lease numbered 4 in 3 days) from 25.3.2004



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	