

Make the right move!

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**EDWARD KNIGHT**  
ESTATE AGENTS



**Flat 24 Pavilion Court, Stimpson Avenue,  
Northampton. NN1 4ND.**

**£135,000 Leasehold**

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented second floor two bedroom, two bathroom apartment within close proximity to the town centre and Wellingborough Road. The accommodation briefly comprises; entrance hall, lounge/kitchen, two bedrooms with en suite to master and a family bathroom. The apartment is immaculately presented and ideally located for shops, restaurants, bars and also transport links.

**Tel: 01604 632433**

**[www.edwardknight.co.uk](http://www.edwardknight.co.uk)**

### Hallway

Large airing cupboard and storage cupboard. Electric heater. Doors into:

### Open Plan Living/ Kitchen

16' 1" x 15' 2" (4.90m x 4.62m) A spacious living area boasting two windows and UPVC door leading to a large balcony. The kitchen is fitted in a modern and elegant style and features integrated appliance including: dishwasher, washing machine and fridge/freezer. Electric radiator.

### Bedroom One

10' 1" x 7' 7" (3.07m x 2.31m) UPVC double glazed window to the rear aspect. Built in Wardrobe. Electric heater. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle.

### Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m) UPVC double glazed window to the side aspect. Electric heater.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with hand held shower head. Heated towel rail.

### Parking

One allocated parking space.

