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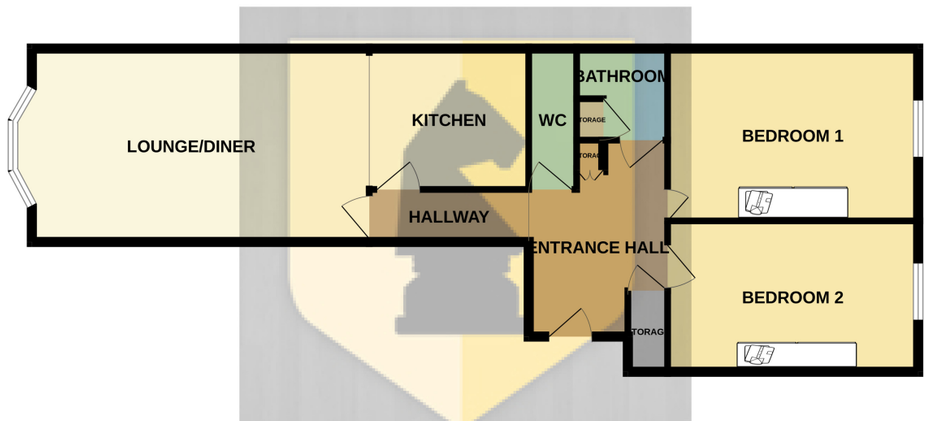
EDWARD KNIGHT
ESTATE AGENTS

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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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.







Flat 3, 44 Bradford House, Kingsley Road, Northampton. NN2 7BL.

£995 pcm

Edward Knight Estate Agents are pleased to offer for sale this two bedroom ground floor apartment overlooking the Racecourse park. The accommodation briefly comprises: hallway, Open plan kitchen/ lounge, two bedrooms with fitted wardrobes, wet room , separate WC. Externally there is one allocated parking space. The property further benefits from double glazing and electric heating. Early viewing highly recommend to appreciate the location and size of this apartment.

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Entrance

Entrance via intercom system. Hallway three storage cupboard. Storage heater. Doors leading to :

Lounge/Kitchen

11' 4" x 31' 9" (3.45m x 9.68m) Bay fronted window to front aspect Electric storage heater. Kitchen: Comprising of a range of base and eye level units with work surfaces over. Inset sink and drainer unit with mixer tap over. Built in electric hob and oven. Space a plumbing for washing machine.

Bedroom One

10' 1" x 14' 8" (3.07m x 4.47m) Double glazed window to rear aspect. Storage heaters. Fitted wardrobe.

Bedroom Two

8' 10" x 13' 8" (2.69m x 4.17m) Double glazed window to rear aspect. Storage Heater. Fitted wardrobe.

Wet room

5' 4" x 5' 4" (1.63m x 1.63m) Shower cubicle. Wall mounted radiator. Extractor fan.

WC

6' 3" x 2' 9" (1.91m x 0.84m) Low level flush Wc. Pedestal wash hand basin with mix taps over.

Externally

One car park space. Storage cupboard.



