

Make the right move!



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2017



**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.



**34 The Nurseries, Northampton. NN1 5HN.**

**£160,000 Leasehold**

Situated within the popular Nurseries development, this well-presented two-bedroom second floor apartment offers spacious accommodation and an excellent location for access to Northampton General Hospital, the University of Northampton and the town centre. The property provides a bright and airy feel throughout, with a particularly generous living/dining room featuring dual windows allowing plenty of natural light. The separate fitted kitchen offers a good range of base and wall units with integrated cooking appliances and ample worktop space. There are two bedrooms, including a well-proportioned principal bedroom with fitted wardrobes and storage, along with a second bedroom which would work equally well as a guest room, home office or study. The accommodation is completed by a family bathroom and useful storage throughout. The Nurseries is a well-regarded residential development positioned conveniently for a wide range

Tel: 01604 632433

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

### Accommodation

Entrance Hall  
Spacious Living / Dining Room  
Fitted Kitchen  
Two Bedrooms  
Bathroom

### Second Floor

### Externally

In the communal car park there is one allocated space belonging to the apartment.

### Lease Information

The lease was set at 150 years, less one day, on 1st December 2000

The current ground rent is £86.38 every six months payable on the 1st January and 1st July.

The 2026 maintenance was £1030.22 and is payable on the 1st January each year.

