

Make the right move!



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements are taken, estimated, rounded and are subject to change and are not intended to be used as a basis for any legal proceedings. The figures, figures and descriptions are given for general guidance only and are not intended to be used as a basis for any legal proceedings. The figures, figures and descriptions are given for general guidance only and are not intended to be used as a basis for any legal proceedings. The figures, figures and descriptions are given for general guidance only and are not intended to be used as a basis for any legal proceedings.



48, Broom Court, Hunsbarrow Road,
Northampton. NN4 8SE. **£120,000 Leasehold**

Edward Knight Estate Agents are delighted to present this spacious and well-maintained one bedroom first floor apartment, ideally situated within easy reach of Northampton town centre and its excellent range of amenities.

The accommodation comprises a communal entrance, private entrance hall, generous lounge/dining room, double bedroom, refitted kitchen and modern bathroom. Presented in good order throughout, the property further benefits from UPVC double glazing, electric heating and communal parking to the rear.

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.

FIRST FLOOR

Entry via fob access, Intercom.

Entrance Hall

Storage cupboard. Doors leading to:

Lounge/Diner

uPVC double glazed window to side aspect, electric radiator.

Kitchen

Refitted kitchen suite with a range of base and eye level units, stainless steel sink and drainer with mixer taps over, oven and hob with extractor hood over. Space and plumbing for washing machine, space for fridge freezer. uPVC double glazed window to side aspect.

Bedroom

uPVC double glazed window to front aspect. Electric Radiator.

Bathroom

Panelled bath with shower over, wash hand basin and low level WC. Tiled splash back. uPVC double glazed window to side aspect.

