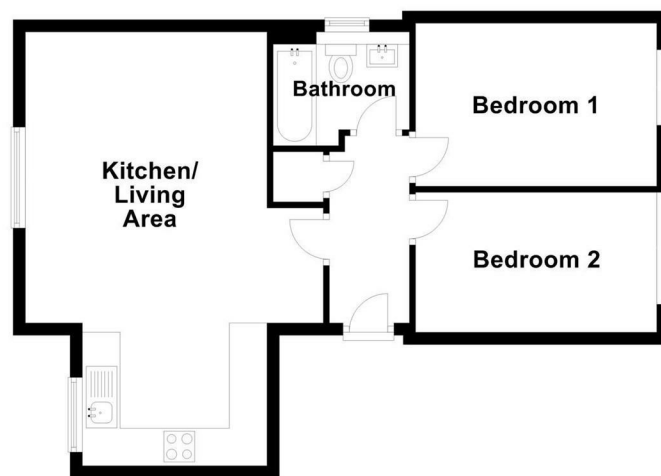




## Flat 7, 174 St. Andrews Road, Northampton, NN2 6DA



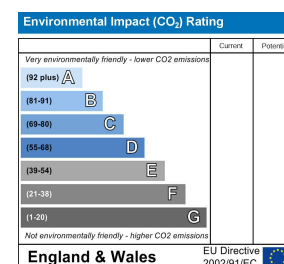
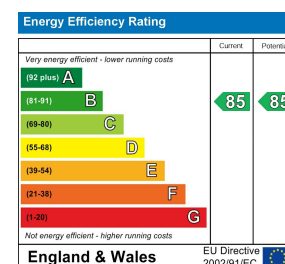
For illustration purposes only - not to scale



### £159,950 Leasehold

A very well maintained modern second floor, two double bedroom apartment situated within close proximity to Northampton railway station. The building has a communal entrance with security intercom system and the parking is secured by electrically operated gates. The accommodation comprises; entrance hall, open plan kitchen/dining/sitting room with integrated appliances, two double bedrooms and a three piece bathroom suite.

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## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Enter via communal entrance door with security intercom. Stairs ascending to second floor.

### ENTRANCE HALL

Door to utility cupboard with plumbing for washing machine. Radiator. Doors to all rooms.

### KITCHEN/DINING/SITTING ROOM

23'2 x 16'5

A range of matching base and eye level units comprising; stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard under. Work surfaces and tiled splash back areas. Built-in electric hob with electric oven under and glass canopy extractor fan over. Cupboard housing gas boiler. Two double glazed windows to front aspect. Two radiators.



### KITCHEN



### BEDROOM ONE

12'8 x 8'6

Double glazed window to rear aspect with radiator under.



### BEDROOM TWO

12'8 x 7'5

Double glazed window to rear aspect with radiator under.



### BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and fitted shower over. Pedestal wash hand basin and low flush wc. Tiled splash back areas. Frosted double glazed window to side aspect. Heated towel rail.



## PARKING

Secured allocated parking via electrically operated gates next to the building.

## SERVICES

Gas, water and electrics connected. None of these have been tested

## TERMS OF THE LEASE

The property is offered on a 125 year lease which commenced in 2021. There is an annual service charge payable at £1,600 per annum and a ground rent of £50 per annum.

## COUNCIL TAX

West Northamptonshire Council - Band B

## LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

## HOW TO GET THERE

From Northampton town centre proceed on the A508/A5123. Turn right onto Victoria Promenade and continue through the traffic lights. At the roundabout, take the 2nd exit onto St Peter's Way. Use any lane to turn slightly right onto St Peter's Way. Proceed over the lights onto St. Andrews Road. Proceed over the next set of lights and the building is further down on the left.

## AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

**DOIMB09022026/0281**

For further information on viewing call 01604 230222