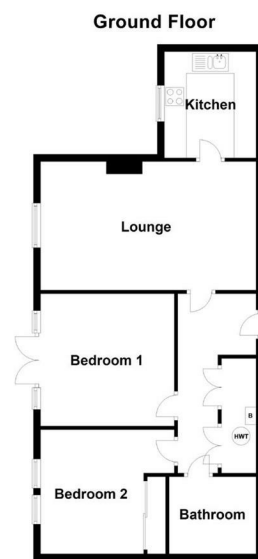


## 2 Brampton View, Brampton Lane Chapel Brampton, Northampton, NN6 8AA

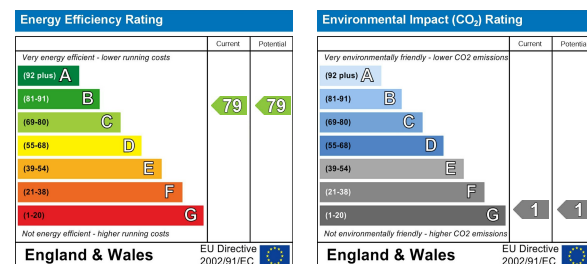


For illustration purposes only - not to scale

### Asking Price £175,000 Leasehold

This very appealing garden apartment is located on the ground floor of the stylish Brampton View care village development located directly adjacent to the Brampton Valley Way. The two bed roomed property offers spacious accommodation with mobility access including a 19 ft long lounge/dining room, kitchen with built-in appliances and a bathroom with side entry bath/shower. Externally there are communal gardens and a private allocated parking space with further additional visitor parking. The property forms part of the Independent Living side of the care village, one of the most popular in the area.

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## CARE VILLAGE, LEASEHOLD AND SERVICES

The property is held on a long Lease with a service charge currently £290 per calendar month to provide enhanced sheltered housing for independent living for the over 55's. Services include a care line alarm service and house manager available 6 mornings a week, cleaning of the common areas and communal gardens. There is a residents lounge and restaurant and the care village stands adjacent to the Windhover Public House/Restaurant. The property is adjacent to the Barchester Brampton View Care Home. The complex was constructed in 2008.

## SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from an electric Altherm boiler also providing domestic hot water through a mains pressure unvented hot water cylinder. There are TV points and care assistance alarm call system.

## ACCOMMODATION

### RECEPTION HALL

16'0" x 7'3"

An L-shaped hall with a large built-in storage cupboard housing the electric boiler and hot water cylinder, fitted shelving, coat hooks and providing valuable additional storage space. Moulded panel doors lead to:-

### LOUNGE/DINING ROOM

19'7" x 11'8"

With a coved ceiling, there is a two casement window overlooking the communal gardens to the rear and the focal point is the fire suite with composite mantel and electric Living Flame fire. There are TV and wall light points and a door leading to:-

### KITCHEN

9'9" x 8'4"

Fitted with oak fronted floor and wall cabinets with polished granite work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over. There is a stainless steel eye level oven and Bowmatic stainless steel built-in microwave as well as a larder fridge and a freezer. There is space and plumbing for automatic dishwasher and dryer.

### BEDROOM ONE

11'10" x 11'6"

With a coved ceiling, TV point and french doors opening directly to a rear terrace leading onto the communal gardens which face in a westerly direction with views beyond and across the Brampton Valley.

### BEDROOM TWO

11'5" x 11'2"

Also with windows overlooking the communal gardens. There is a range of fitted wardrobes with sliding doors, shelving and hanging space.

### BATHROOM

7'8" x 7'0"

Comprising of white suite with side entry bath with integrated seat and adjustable shower over, vanity wash basin with cupboards under and w.c. With concealed cistern. The bathroom floor is ceramic tiled and so are the splash areas and there is a shaver socket and fitted wall mirror and a vertical heated stainless steel towel rail.

### OUTSIDE

The Care Village is approached via a driveway from Brampton Lane which passes the Care Home and which terminates in private parking spaces allocated to the care apartments and care cottages. Apartment 2 has a private parking space numbered A11. The communal gardens are laid to lawn with well stocked flower borders and regularly maintained in good order.

### 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.

### HOW TO GET THERE

From Northampton Town Centre proceed in a northerly direction along the A508 Harborough Road to Kingsthorpe and on passing the 'Waitrose Supermarket fork left onto the A5199 Welford Road. Proceed out of the town and at the junction with Brampton Lane, turn right signposted towards Boughton and then on passing the Windhover Public House turn immediately left into the access to the Brampton Care Home complex. Follow the road to the rear of the building where there is a reception area giving access to the apartment.

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For further information on viewing call 01604 230222