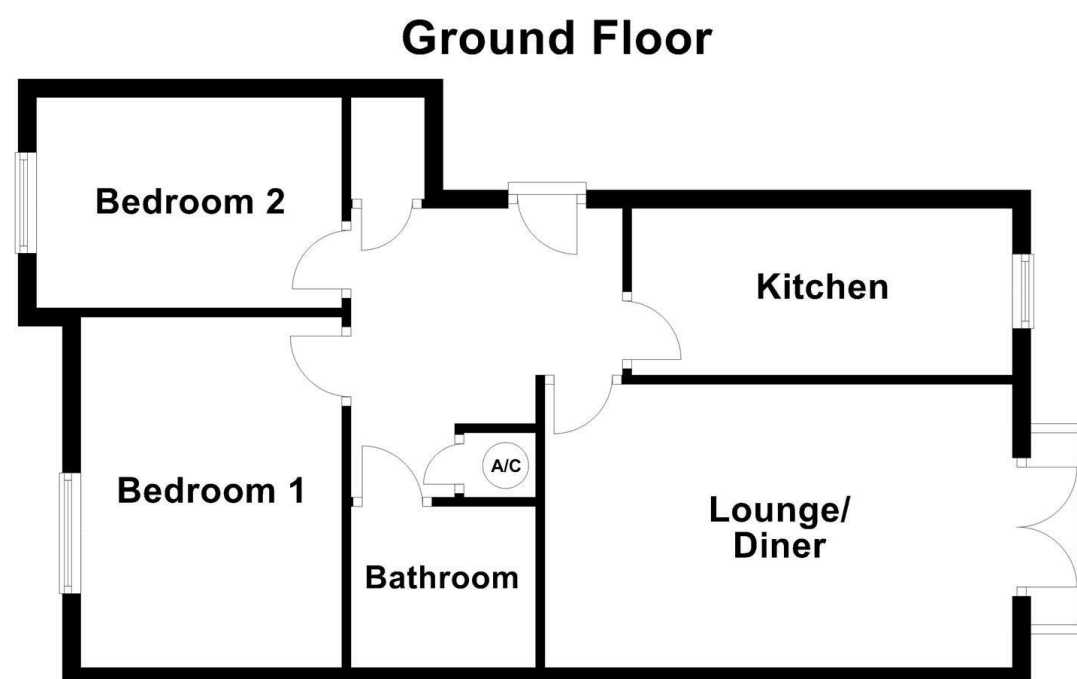


## 51 Cleveland Court, Balfour Close, Kingsthorpe Hollow, Northampton, Northamptonshire, NN2 6LL



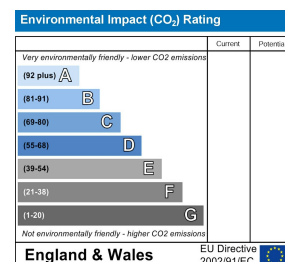
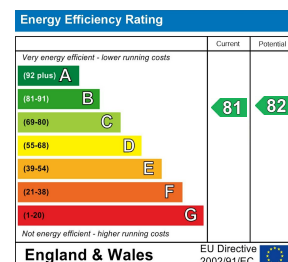
Not to scale. For illustrative purposes only



### Asking Price £135,000 Leasehold

A modern two double bedroomed second floor apartment situated on a quiet development in Kingsthorpe Hollow. The accommodation comprises entrance hall with video entry system, private entrance hall, kitchen, lounge/diner with French doors and Juliet balcony, two bedrooms and a family bathroom. Outside is one allocated parking space. The property is being sold with vacant possession and no upper chain.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

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## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Enter via video entry system with stairs leading to the upper floors and a door to:-

### PRIVATE ENTRANCE HALL

9'3 x 9'3

Radiator, two storage cupboards and doors leading to:-

### LOUNGE/DINER

16'3 x 9'9

UPVC double glazed French doors to the front with Juliet balcony and radiator.



### KITCHEN

13'4 x 5'9

Fitted with a range of base and eye level units, roll top work surfaces, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, gas wall mounted combination boiler, tiled splashbacks, space for fridge/freezer, plumbing for washing machine and UPVC double glazed window to the front.



### BEDROOM ONE

12'4 x 9'3

UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

10'8 x 7'5

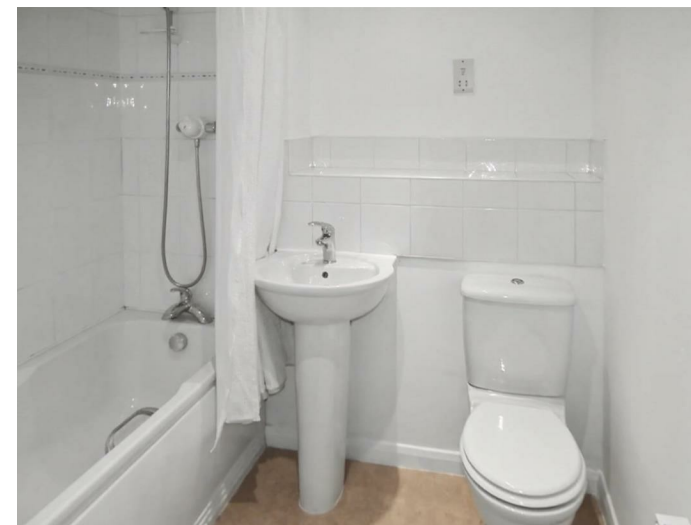
UPVC double glazed window to the rear and radiator.



### BATHROOM

6'6 x 6'6

Suite comprises WC, wash hand basin, panelled bath with shower, curtain and rail, extractor, shaver point, tiled splashbacks and radiator.



### OUTSIDE

The property has a car park to the front which has one allocated car parking space.

### LEASE DETAILS

999 year lease from the 1st January 2005 which leaves 978 years unexpired. The service charge is currently £71.94 per calendar month.

### 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.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band A

### LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along Horse Market Street and Broad Street and proceed straight over the Barrack Road and upon reaching the traffic lights at Kingsthorpe Hollow turn right into Balfour Road and take the first left into Balfour Close where the property can be found in the block on the left hand side.

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For further information on viewing call 01604 230222