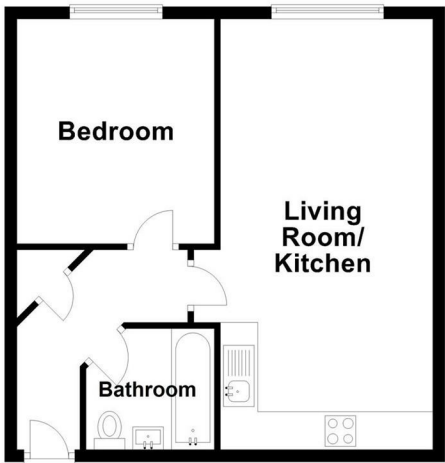




Flat 2 Duke Hall 18 Duke Street, Northampton, NN1 3BA



Not to scale. For illustrative purposes only

Asking Price £150,000 Leasehold

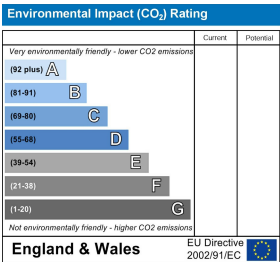
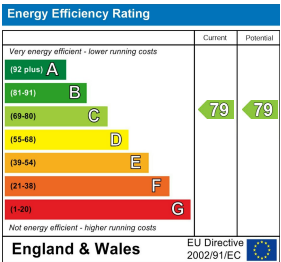
Modern one-bedroom apartment on Duke Street, Northampton, offering bright, contemporary living in a prime central location.

This stylish and well-presented first floor apartment features a spacious open-plan kitchen and living area, designed to maximise natural light and create a welcoming, practical space. The modern kitchen which features integrated appliances blends seamlessly into the lounge, perfect for both relaxing and entertaining.

There is a generously sized bedroom and a modern bathroom is fitted to a high standard.

Other benefits include gas radiator heating and double glazing

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ACCOMMODATION

COMMUNAL AREA

Communal Entrance Hall – Stairs and lift to all floors, doors to communal bin and storage area.

PRIVATE HALLWAY

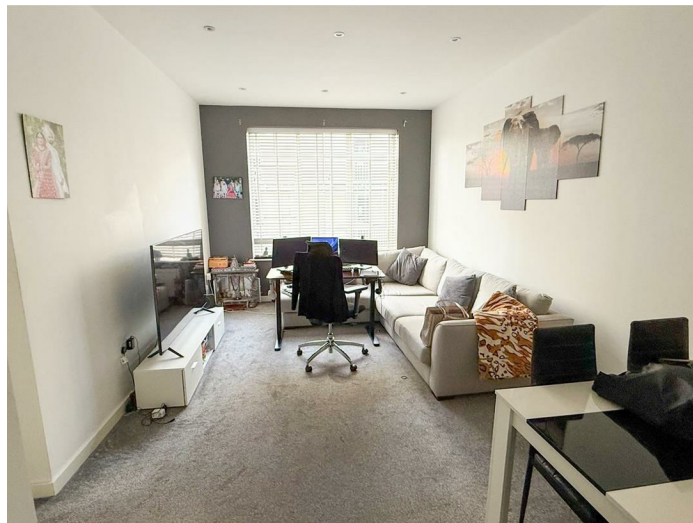
The hall is accessed via a communal hall. There are doors to all rooms and cupboard housing the boiler.



OPEN PLAN LIVING AREA

23'0 x 11'04

Spacious room with large picture window, kitchen area with floor and wall cabinets, laminate work surface and sink with drainer. There is an integrated oven, hob and dishwasher together with fridge and freezer. Plumbing is provided for a washing machine.



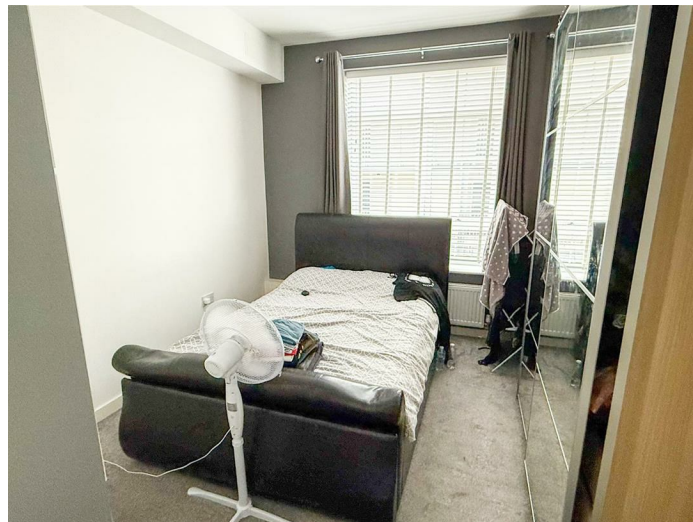
KITCHEN AREA



BEDROOM

12'0 x 10'07

Double glazed picture window, radiator.



BATHROOM

6'10 x 6'06

Fitted in a suite with W.C, wash basin and shower bath with screen. There is tiling to splash areas and heated towel rail.



LEASEHOLD INFORMATION

Leasehold – approx. 146 years remaining

Service charge – approx. £1,000 per annum

Ground rent – £125 every 6 months (fixed for 17 years)

SERVICES

All mains services are connected. Heating via radiators

COUNCIL TAX

Council Tax band - B

LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafés and public houses. The Northampton central bus station, Northampton railway station and the Grosvenor Shopping Centre are situated within a quarter of a mile distance. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

HOW TO GET THERE

From Northampton town centre proceed along Lower Mounts to Upper Mounts and turn right at the Charles Bradlaugh Public House into Earl Street. Proceed along this road and take the third turning on the left into Duke Street where the property can be found halfway down on the right hand side.

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For further information on viewing call 01604 230222