GREGORY GARDENS, NORTHAMPTON, NN3

£135,000

Chelton Brown have the pleasure in offering this absolutely stunning, two bedroom first floor apartment to the market.

This beautifully decorated property briefly comprises; entrance hall, open plan living/dining and kitchen area, two double bedrooms and bathroom.

Further benefits include modern fixtures and fittings, additional storage in the hallway and an entrance shared with only one other apartment.

Ideally positioned this contemporary development offers well maintained communal gardens with 1 allocated parking space and additional ample on street parking locally.

Northampton College and Weston Favell Academy are just a short walk away and Eastfield Park is right on your doorstep. Transport links from the A43 and A45 to the M1 also confirm this properties ideal location.

LEASEHOLD
EPC rating: Awaited

- Investment Opportunity
- Tenants in Situ
- Top Floor Flat
- Allocated Parking
- Great Travel Links
- Good Lease Length
- Communal Garden
- EPC: awaited

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Open Plan Living 10'5" x 27'10"

Master Bedroom 8'2" x 12'8"
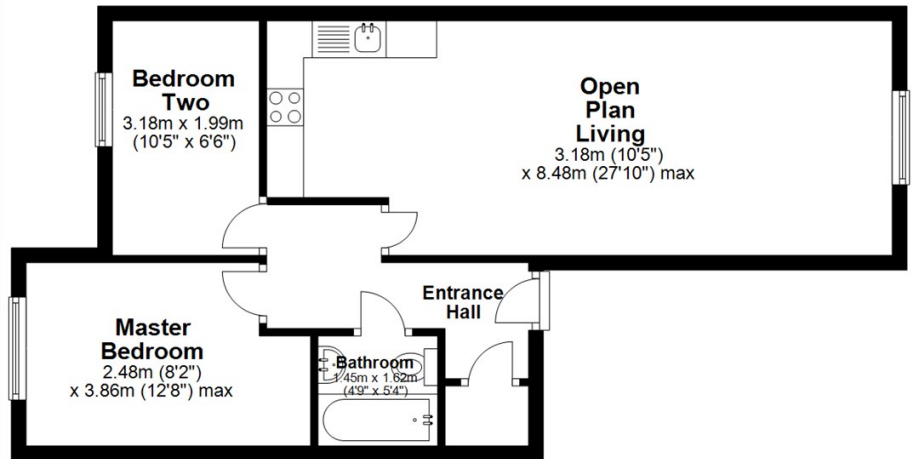

Bathroom 4'9" x 5'4"

Bedroom Two 10'5" x 6'6"

Kitchen

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Price £135,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Ground Floor
Approx. 51.0 sq. metres (548.9 sq. feet)

Bedroom Two
3.18m x 1.99m
(10'5" x 6'6")

Open Plan Living
3.18m (10'5")
x 8.48m (27'10") max

Entrance Hall

Master Bedroom
2.48m (8'2")
x 3.86m (12'8") max

Bathroom
1.45m x 1.62m
(4'9" x 5'4")

Total area: approx. 51.0 sq. metres (548.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

4-5 George Row, Northampton, NN1 1DF | 01604 603433 | sales@cheltonbrown.co.uk