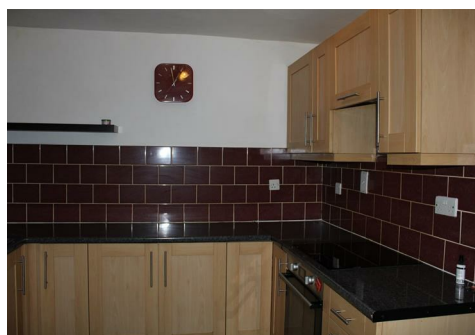


# LONDON ROAD, NORTHAMPTON, NN4

**£125,000**

Very Nice Ground Floor One Bedroom Apartment Recently Renovated With No Onward Chain. Viewing Highly Recommended



Chelton Brown are very pleased to offer for sale this rare opportunity to purchase a nicely presented one bedroom ground floor apartment on the London Road close to the lovely grounds of Delapre Abbey and Delapre Golf Course, NN4.

Accommodation includes spacious lounge with large UPVC double glazed window to the front overlooking the communal grounds. Fully fitted Kitchen with built in appliances. Three piece bathroom suite and nice light double bedroom with UPVC double glazed window overlooking the rear gardens.

The property has been recently renovated and has the added benefit of a single garage included.

An ideal investment opportunity or superb first time buy.

Viewing Highly Recommended.

EPC Rating D

- Chelton Brown Proudly Present
- Ground Floor Apartment
- Recently Renovated
- Double Bedroom
- Spacious Lounge
- Fully Fitted Kitchen
- Single Garage
- Communal Gardens
- No Onward Chain
- Viewing Highly Recommended

# LONDON ROAD, NORTHAMPTON, NN4

Hallway



Entered via front door. Door to Lounge, Kitchen, Bedroom, Bathroom and two Storage cupboards  
Lounge 14'11" x 12'5"



UPVC Double Glazed Window to front elevation  
Kitchen 9'1" x 8'11"



Fully fitted Kitchen with a range of base and wall mounted units. Newly fitted built in oven, hob with extractor over. Sink with cupboard under. Space for Washing Machine.

Bathroom 6'7" x 5'6"



Three piece suite comprising bath with shower over. Pedestal wash hand basin. Low flush WC.

Bedroom 9'2" x 12'5"



UPVC Double Glazed Window to rear elevation.  
Single Garage



Single Garage with up and over door.  
Communal Gardens Front




Communal Gardens Rear

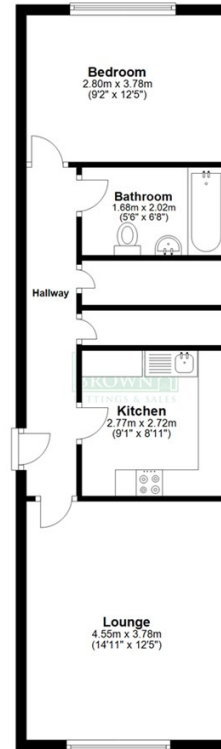


# LONDON ROAD, NORTHAMPTON, NN4

Price £125,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 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.

