



25 BECKETS VIEW
Northampton, NN1

 **DAVID COSBY**
ESTATE AGENTS



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25 Becketts View

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Total GIA Floor Area | Approx. 55 sqm (592 sqft)



2 Bedrooms



1 Receptions



1 Bathrooms

Features

- Two Bedrooms
- Top Floor Apartment
- No Upper Chain
- Ideal Buy to Let Investment
- Perfect first time home
- Gas Central Heating
- Allocated Parking
- Close to the Northampton Town Centre

Description

Becketts View is located on the top floor of a purpose-built apartment block close to Northampton town centre. This two bedroom apartment has views over Becket's Park and is conveniently situated in close proximity to Northampton University and Northampton General Hospital.

The property would be perfect for buy-to-let investors or first-time buyers.

Accommodation include Entrance Lobby, Entrance Hall with cupboard space, Two Bedrooms, Sitting Room, Bathroom, and Kitchen.

Further benefits include an allocated parking space with permit, and additional visitors parking permit.



Located in Northampton Town Centre the apartment offers excellent access to Northampton University, Northampton General Hospital, and Northampton Train Station.

The Property

Entrance Lobby & Hall

The front entrance lobby is accessed off the communal stairwell via a six-panel door. Floors are finished with carpet and walls are neutrally decorated. A further white six panel door opens to the main entrance hall which has matching cut pile carpet with panelled doors opening to the principal bedrooms, kitchen, sitting room and bathroom. Two cupboards provide useful storage space.

Kitchen

The kitchen is located to the front elevation of the property with a four-unit casement window providing partial views towards Becketts Park. A good range of base and wall units have been installed with roll top work surfaces and a built-in four burner gas hob with electric oven below and extractor hood above. There is space for a slimline dishwashing machine and fridge freezer and walls are partly finished with decorative ceramic tiles.

Sitting Room / Dining Room

The large sitting / dining room is located to the front elevation of the property and has good views over Becketts Park and further afield via a six-unit casement window. Floors are finished with matching carpets and walls are neutrally decorated.

Bedroom One

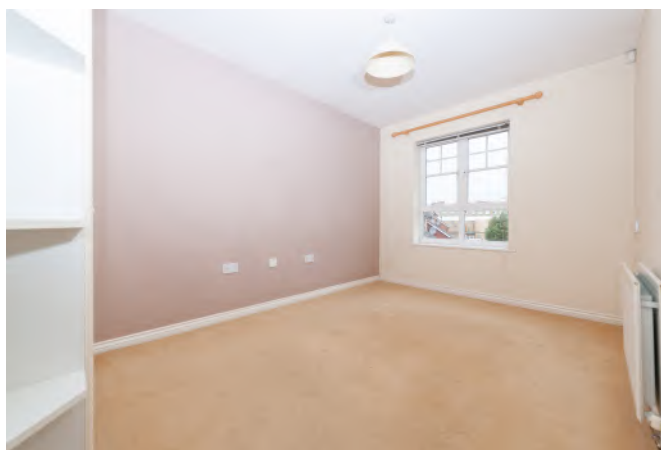
Bedroom one is located to the rear left hand side of the property and is a double bedroom with built in three-door wardrobe incorporating fitted chamfered shelving. Floors have matching carpets and a four-unit window overlooks the rear aspect.

Bedroom Two

Bedroom two is a small double bedroom, again located on the rear elevation with a two-unit window. Floors are finished with matching carpet and walls are neutrally decorated.

Bathroom

Located to the rear elevation of the property with a casement window providing natural lighting and ventilation. The bathroom is fitted with a three-piece suite comprising chamfered bath with pillar taps and shower over, ceramic wash hand basin with pedestal and chrome mixer taps and close coupled W/C. Walls are neutrally decorated with half height ceramic tiles around the bath and wash hand basin and floors are finished with marble effect vinyl tiles.



Location

Located in Northampton Town Centre the apartment offers excellent access to Northampton University, Northampton General Hospital, and Northampton Train Station.

The apartment enjoys open views over Becket's Park, a traditional recreation ground with grassy riverside banks alongside the River Nene. The park features tree-lined walks which date back to the late 18th century, as well as amenities such as tennis courts and children's play area.

The recently renovated Northampton train station is close by and provides direct links for commuters to London and Birmingham.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band C **EPC:** Rating C

Agents Note:

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

This is a leasehold property, and a service charge is payable. The lease terms and service charge provisions should be verified by your legal adviser.

*Lease Term: 150 Years from 1st February 2002
Current Service Charge: £1,285.87 pa*

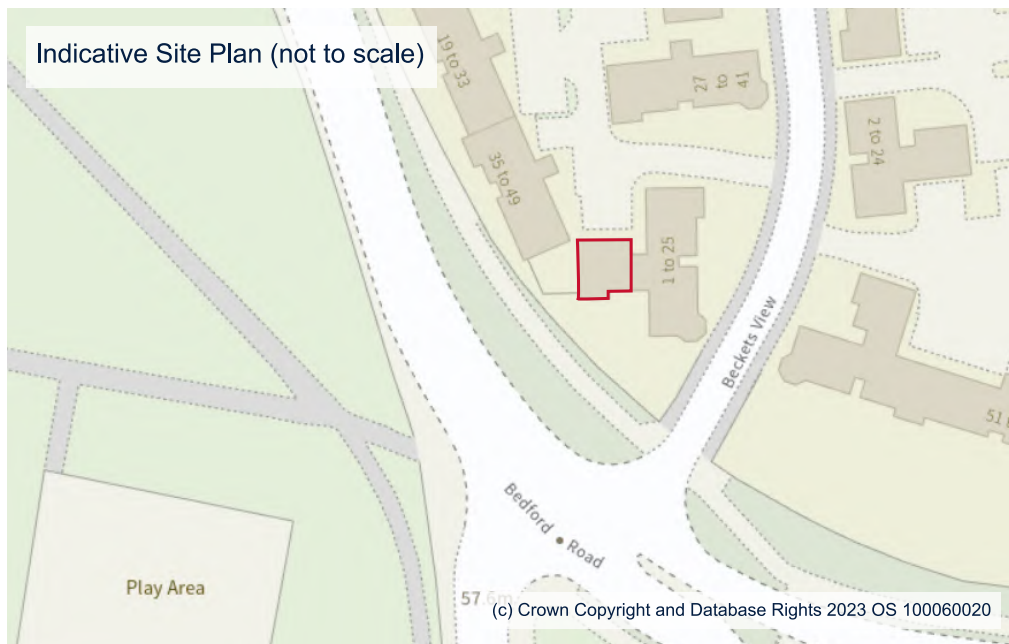
Important Notice:

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

All Saints Church, Northampton

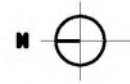


Indicative Site Plan (not to scale)



25 Becketts View, Northampton, NN1

Approximate GIA (Gross Internal Floor Area) = 55 sqm (592 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR GIA = 55 sqm (592 sqft)

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

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We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

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