

for sale

£150,000



## Osborne Road Northampton NN2 6NU

Ideally as a **FIRST TIME PURCHASE** or as an **INVESTMENT PROPERTY**, set within close proximity to local amenities and parks is this fantastic ground floor one bedroom apartment. The property benefits from allocated parking and has over 139 years remaining on the lease.



# Osborne Road Northampton NN2 6NU

## Entrance Hall

Intercom entrance. Doors lead off to the living/dining room, kitchen, double bedroom and bathroom.

## Living/ Dining Room

UPVC double glazed window to the rear elevation and wall mounted electric heater.

## Kitchen

Re-fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over,

set into work surfaces and tiled to splash back areas. Integrated appliances comprise washing machine, fridge/freezer, single electric oven and four ring electric hob with cooker hood over. Two seater breakfast bar, extractor fan and UPVC double glazed window to the front elevation.

## Bedroom

UPVC double glazed window to the front elevation and wall mounted electric heater.

## Bathroom

Three piece white suite comprising bath with shower mixer tap over, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan, wall mounted electric fan heater and UPVC opaque double glazed window to the side



elevation.

## Outside

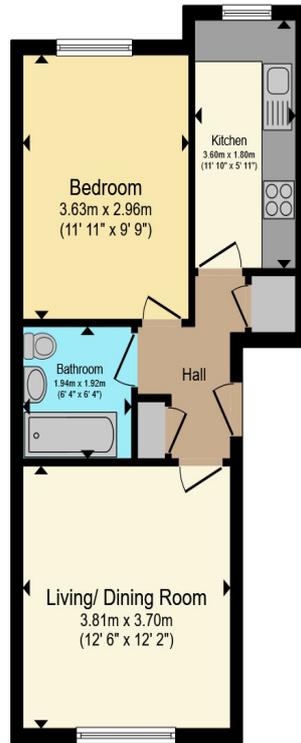
## Parking

Allocated parking space located to the rear of the property in a secure car park.

## Council Tax Band

A





## Ground Floor

Total floor area 41.7 m<sup>2</sup> (449 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road KINGSTHORPE  
 NORTHAMPTON NN2 7SL

Property Ref: KTP408175 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 725.76

Ground Rent: 100.00

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 13 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

