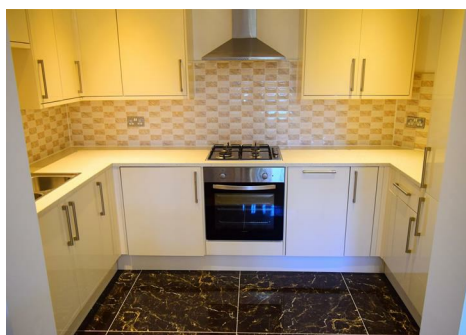


THE AVENUE, NORTHAMPTON, NN1

£175,000

A Beautifully Spacious 2 Bedroom Apartment,
Located Close to Northampton General Hospital



Chelton Brown have the pleasure in offering this incredibly spacious, 2 bedroom apartment new to the market.

Offered with no upward chain, this fabulous property briefly comprises; Entrance hall with storage cupboard, living room with kitchenette to one end, 2 bedrooms and bathroom.

Further benefits include off road, allocated parking, a communal roof deck and secure entry intercom.

Offered with no upward chain, this property is also conveniently located in the heart of Cliftonville, which is just a short walk from Northampton General Hospital, the Waterside University Campus and transport links to the A45 and M1 Junction 15. Northampton train station is also less than a mile away.

EPC Rating C

- 2 Bedrooms
- Open Plan Living/Kitchen
- Contemporary Decor Throughout
- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking
- No Upward Chain

THE AVENUE, NORTHAMPTON, NN1

Front External

A contemporary well managed building with allocated off road parking and either front or rear access via secure entry intercom

Hallway

On entrance from the communal landing you enter into the hallway. Doors lead to the living/kitchen area, both bedrooms, bathroom and storage cupboard

Living Room 12'2" x 14'7"

The welcoming living area offers a window to the front aspect and access to the kitchen

Kitchen 10'5" x 9'2"

The kitchen comprises a range of eye level and base units to include the sink, drainer oven hob and extractor. There is an integrated dishwasher, fridge, freezer and washing machine

Master Bedroom 11'6" x 10'5"

The master bedroom offers a window to the side aspect and neutral décor

Second Bedroom 6'11" x 8'2"

The second bedroom, a single bedroom also offers a window to the side aspect

Bathroom

The skillfully fitted bathroom comprises; bath with fitted tiles side panel, shower, top button flush WC, basin and pedestal. There is also a wall mounted mirror and vanity unit

Roof Deck

The communal roof deck offers a wonderful, space for all occupiers of the building, perfect for a sunny day

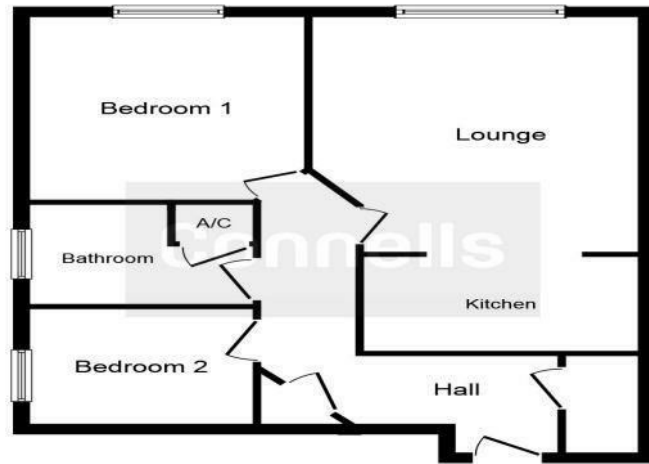
Parking Area

The manicured communal rear garden and parking area is well maintained by the management company. Parking is allocated and clearly numbered

THE AVENUE, NORTHAMPTON, NN1

Price £175,000

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 82 |
| (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 | |



Floor Plan

