

# LODORE GARDENS, NORTHAMPTON, NN3

£135,000



#### Video Tour Available\*\*\*\*

Chelton Brown are excited to offer this rare, immaculately refurbished, two bedroom apartment to the market. Located overlooking Eastfield park with great travel links and views this property is not to be missed!

The apartment is located on the 1st floor and comprises: a large dual aspect lounge/dining room area with stunning hard wood reclaimed flooring, two decent sized bedrooms, modern shower room, and a modern fitted kitchen with integrated appliances and plenty of lower level units.

The property is in immaculate condition with no work needed!

With a low service charge and a nominal ground rent of £10 per year, this makes the property an ideal investment or perfect for a first time buyer. There are 107 years remaining on the lease.

Outside there are two separate storage spaces which can be locked, suitable for use as a bike shed or for other similar sized items.

EPC rating: C  
Council Tax: Band A

- Immaculate Condition
- Fully Renovated
- Two Bedrooms
- Park Views
- Shower Room
- Council Tax Band A
- Outside Storage
- Integrated Appliances
- Combination Boiler & Smart Control
- Hard Wood Flooring in Lounge

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Lounge/Dining Room 14'3" x 12'4"



Bedroom Two 9'11" x 8'8"



Kitchen 6'7" x 12'4"



Views From the Property



Shower Room 5'7" x 5'1"




Bedroom One 13'1" x 9'8"

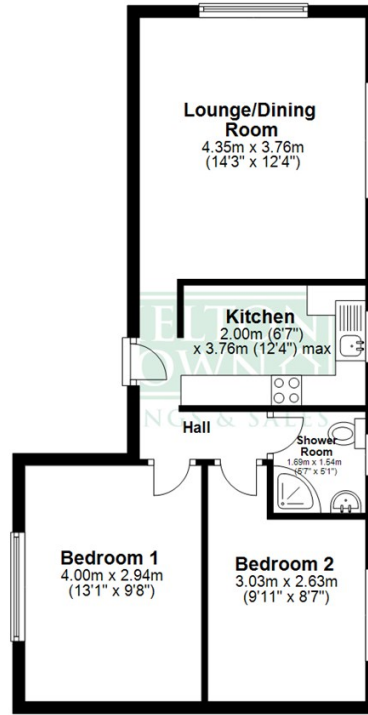


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Price £135,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</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. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 50.5 sq. metres (543.1 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.

