



22 Woodpecker Way, Northampton, NN4 0QP

Merrys are delighted to offer for sale this refurbished one bedroom ground floor apartment which is located within the sought after location. The property would make an ideal first time purchase or rental investment. The accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. Externally there is a garden to the rear and an allocated parking space. The property also offers a brand new kitchen with integrated oven and hob and a new bathroom suite with shower. No upper chain. Viewing highly recommended.

£110,000

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ACCOMMODATION

Ground Floor

Entrance

Small communal entrance hall.

Entrance Hall

Large airing cupboard

Lounge

12' 1" x 8' 10" (3.68m x 2.69m) Glazed door to the rear, window to the side, electric panel heater, TV point, archway to kitchen.



Kitchen

8' 3" x 5' 2" (2.51m x 1.57m) New kitchen comprising single drainer sink unit with cupboards under, additional wall units and drawers, integrated hob and oven, extractor hood, plumbing for washing machine, window to the front.

Bedroom

8' 9" x 6' 7" (2.67m x 2.01m) Window to the rear, electric panel heater.

Bathroom

New suite comprising panelled bath with electric shower unit over, close coupled WC, wash hand basin, tiled splash backs, towel radiator.

Rear Garden

Patio area mature trees. In need of some attention.

Agents Notes:

We are informed that there are 94 years remaining on the lease. The annual service charge is approximately £1000 and the ground rent is approximately £200.



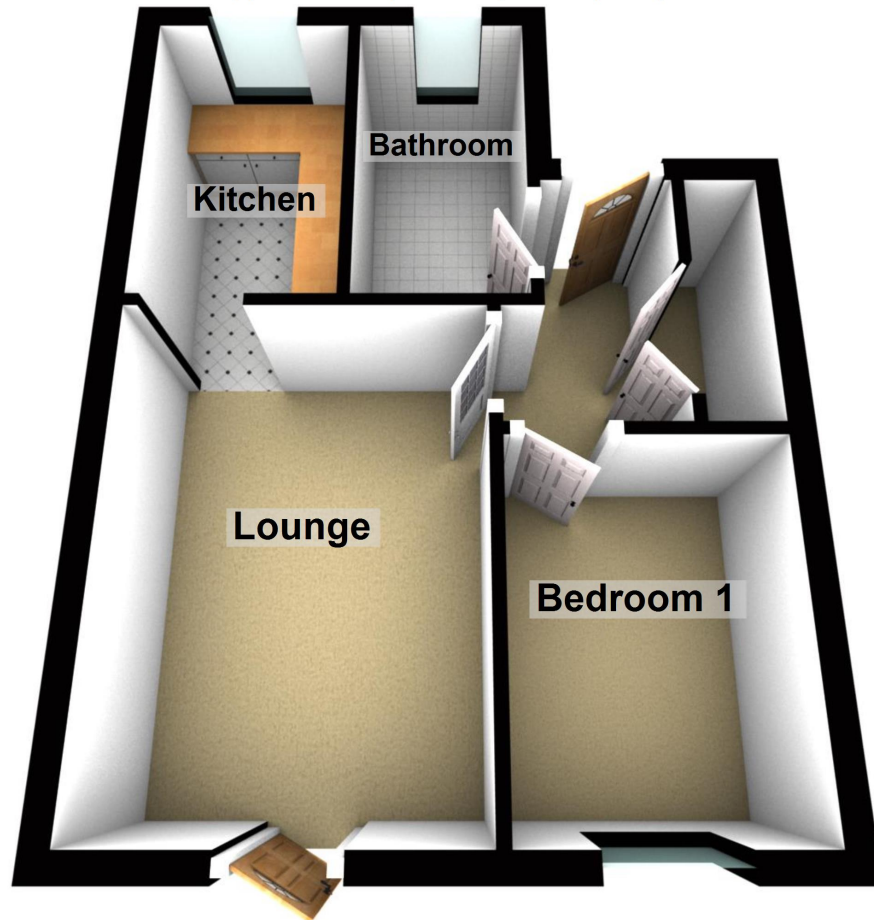
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Ground Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 27.5 sq. metres (296.1 sq. feet)

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