



**Near Side, Northampton NN5 5FJ**

**welcome to**

## **Near Side, Northampton**

A well-presented two-bedroom ground floor apartment with its own private entrance, offering spacious and versatile accommodation including a bright living area with French doors, separate kitchen and modern bathroom, set within a popular development with allocated parking.

### **Entrance Hall**

A bright and spacious entrance hallway with a large window to the front aspect allowing for plenty of natural light, complete with a built-in storage/airing cupboard and doors leading to all rooms.

### **Living Room**

A generous and well-proportioned living/dining space, featuring French doors that open out and provide excellent natural light, creating an airy and versatile room for both relaxing and entertaining. Open access leads through to the kitchen.

### **Kitchen**

A well-appointed kitchen fitted with a range of wall and base units, worktop space and integrated appliances, with a window to the side aspect providing additional light.

### **Bedroom One**

A spacious principal bedroom with ample room for bedroom furniture and a window to the rear elevation.

### **Bedroom Two**

A comfortable second bedroom, ideal for use as a guest room, home office or nursery, with a window to the side aspect.

### **Bathroom**

A modern bathroom fitted with a panelled bath with shower over, wash hand basin and WC, complemented by a heated towel rail.

### **Outside**

The property benefits from an allocated parking space and is set within a well-maintained development.





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## Near Side, Northampton

- Two bedrooms
- Ground floor
- Spacious living
- Separate Kitchen
- Modern Bathroom

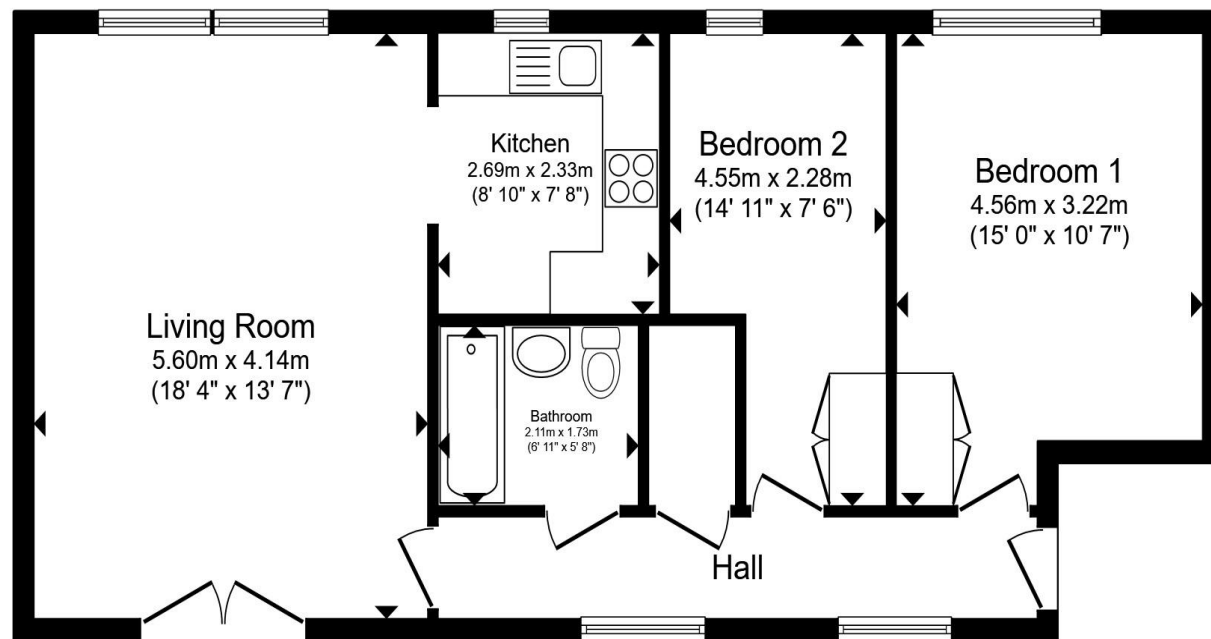
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 88.00

Ground Rent: 88.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Total floor area 65.8 m<sup>2</sup> (708 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)



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Property Ref:  
NMS116002 - 0002

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