



Knaphill Crescent, Northampton, NN4 8TE



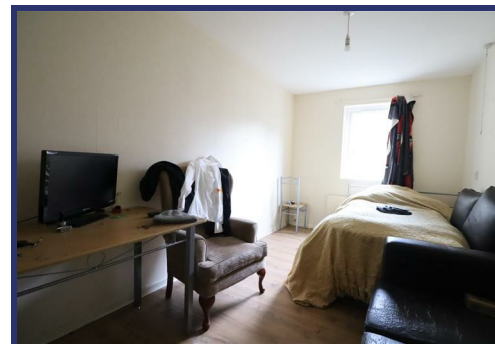
**39 Knaphill Crescent
Briar Hill
Northampton
NN4 8TE**

£130,000

A spacious two bedroom ground floor apartment with the added benefit of having its own private rear garden with gated access.

The property accommodation briefly comprising entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. To the outside is a paved, enclosed garden. The property further benefits from UPVC double glazing, gas to radiator central heating and is offered with no upward chain.

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- LOUNGE/DINER
- SEPARATE KITCHEN
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GALAZED
- COMMUNAL PARKING





Accommodation

Entrance Hall

Enter via a solid front door. Intercom. Wall mounted radiator. Three storage cupboards. Access to both bedrooms, bathroom and the lounge/diner

Lounge/Diner

UPVC double glazed window and door opening onto the garden. Radiator.

Kitchen

Fitted kitchen comprising a range of wall and base level units. Work surface. Stainless steel sink and drainer unit. Tiling to splash-back areas. Built-in electric oven, gas hob and extractor over. Plumbing and space for washing machine. Double glazed window to the front aspect. Radiator.

Bedroom One

UPVC double glazed window to the rear aspect. Wall mounted radiator. Television point.

Bedroom Two

UPVC double glazed window to the rear aspect. Radiator.

Bathroom

Suite comprising bath, wash hand basin and low level WC. Tiling to splash-back areas. Wall mounted radiator. UPVC obscure double glazed window to the front aspect.

Garden

Fully enclosed by timber fence with a gated access to the rear. Low maintenance.

Parking

Communal parking.

Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: 124 Years from 1989 - 87

years remaining.

Annual Ground Rent £10.

Annual Service Charge: £811.51 - April 2025 - March 2026.

Local Authority: West Northants Council.

Council Tax Band: Band A.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

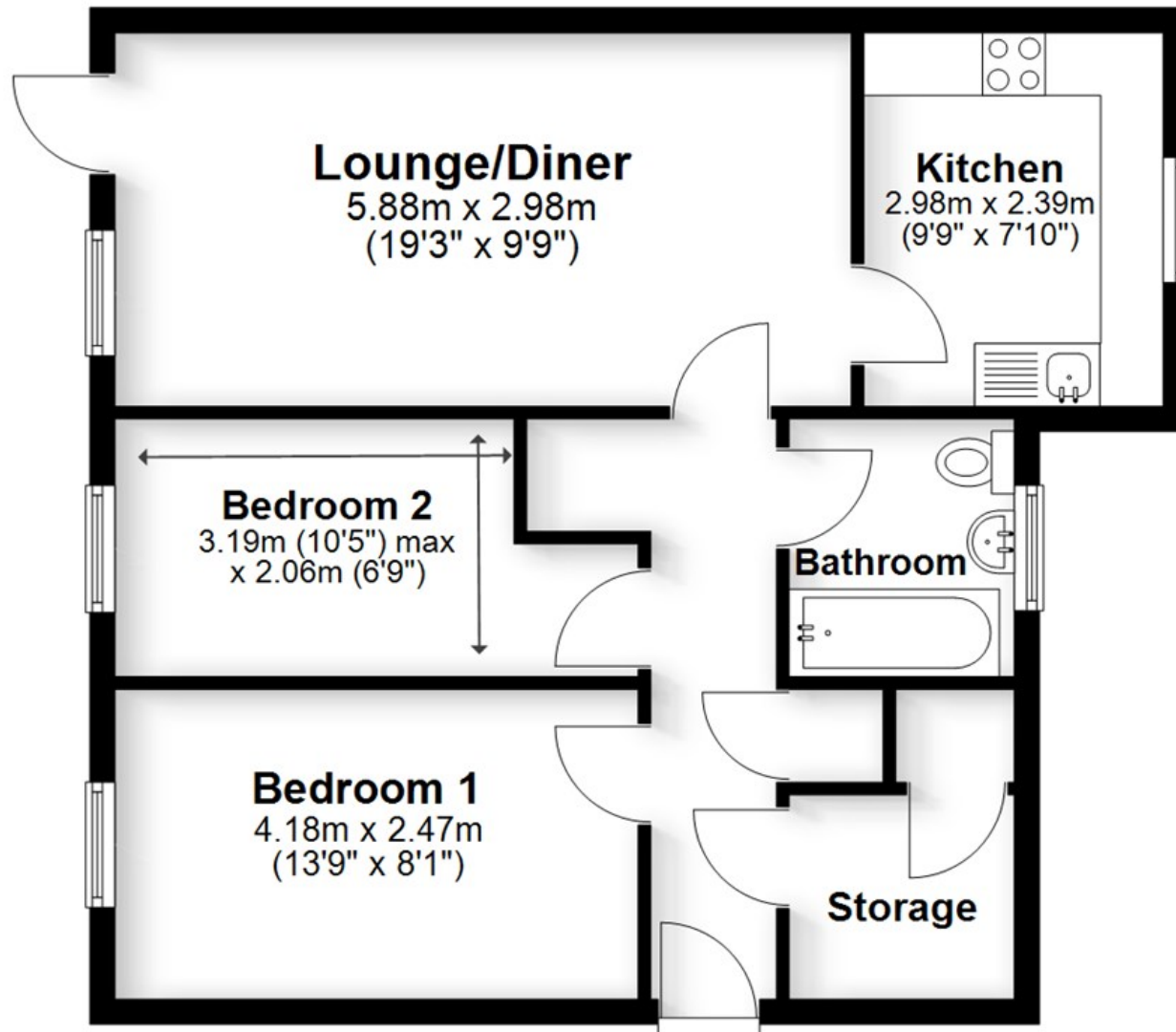
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

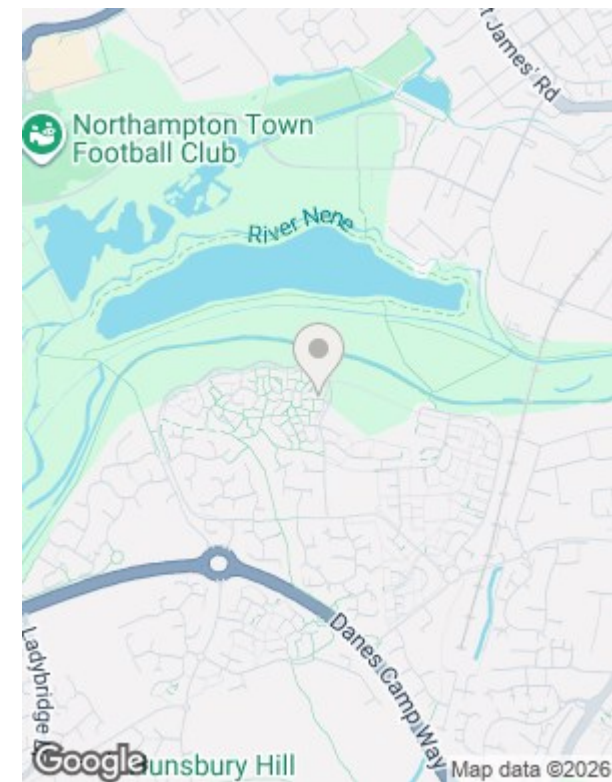
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

