

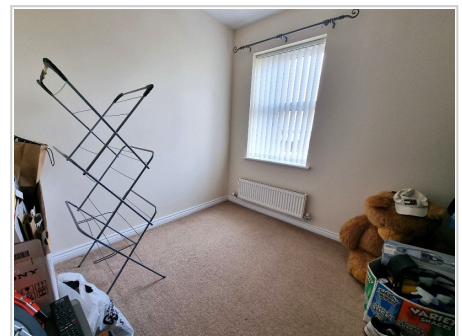
79 Turners Court
Newport Pagnell Road
Wootton
Northampton
Northamptonshire.
NN4 6LT

£165,000



- Two Bedrooms
- Top Floor Apartment
- Allocated Parking
- Gas Central Heating
- No Upper Chain
- Access To A45/M1 Commuter Routes
- Ideal First Time Buy
- Ideal Buy To Let
- Popular Location

Ref: PRA11575



General Description

****ATTENTION FIRST TIME BUYERS**** We are pleased to offer for sale this two bedroom top floor apartment, situated in the popular Wootton area of Northampton. Benefits include gas central heating, allocated car park space, and excellent access to A45/M1 commuter routes. No upper chain.

Accommodation

Entrance Hall

Enter via front door from communal landing. Door to Hall.

Hall

Radiator. Handset for outside door intercom. Built-in cupboard. Doors to all rooms.



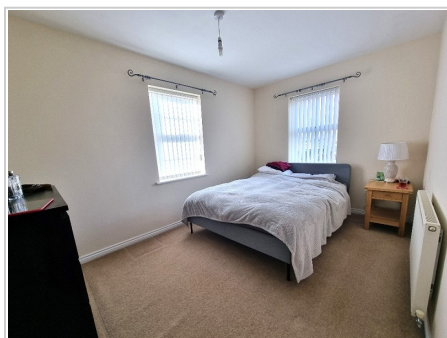
Kitchen (8' 10" x 8' 8") or (2.68m x 2.65m)

Double glazed window to front aspect. Range of eye and base level unit with roll top work surfaces. Stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hobs with extractor over. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing central heating boiler. Radiator. Tiled floor.



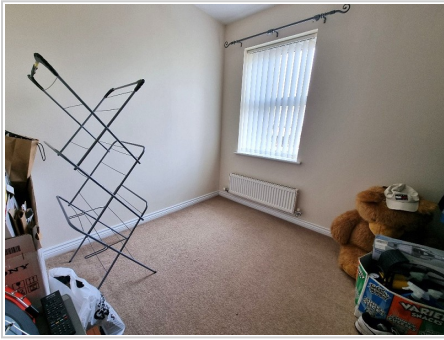
Lounge (18' 6" Max x 12' 5" Max) or (5.64m Max x 3.78m Max)

Unusual shape making a feature of the room, as in the 'tower' at the corner of the building. Three double glazed windows to front aspect. Double glazed window to side aspect. Two radiators.



Bedroom 1 (13' 1" x 8' 11") or (3.99m x 2.72m)

Double glazed window to side aspect. Double glazed window to rear aspect. Radiator.



Bedroom 2 (9' 5" x 7' 7") or (2.87m x 2.31m)

Double glazed window to rear aspect. Radiator.



Bathroom

Obscured double glazed window to rear aspect. White suite consisting of: WC, hand basin, and bath with shower over. Radiator.

Parking

Allocated parking space in car park.

AGENTS NOTE

Council tax band: B

This is a leasehold property. The lease length was 150 years from December 2005, leaving approximately 133 years remaining.

The ground rent is £169.50 per annum, and the maintenance charge is £1000 per annum.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.