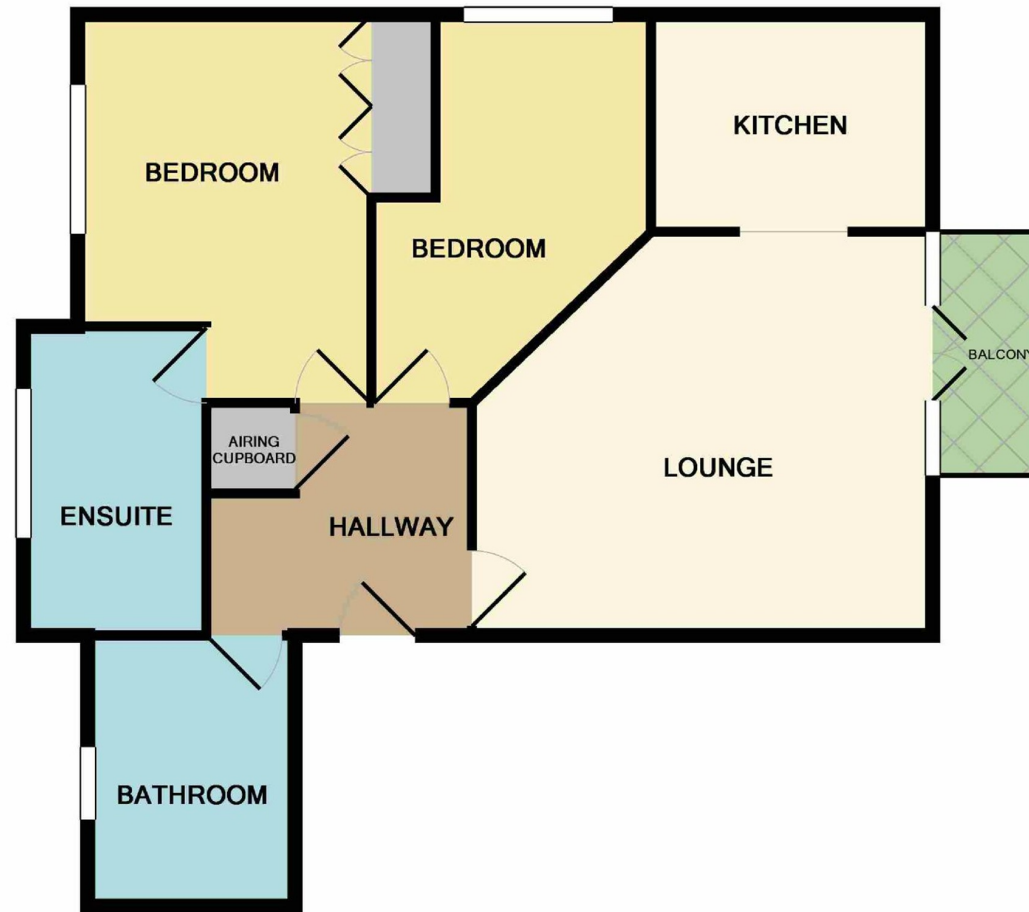


**Make the right move!**



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017



## Flat 18 Pavilion Court, Stimpson Avenue, Northampton. NN1 4ND.

**£144,995 Leasehold**

Edward Knight Estate Agents are delighted to offer to the market this great two bedroom, two bathroom, unfurnished apartment within close proximity to the town centre and Wellingborough Road. The accommodation briefly comprises; entrance hall, lounge/kitchen, two bedrooms with en suite to master and a family bathroom. The apartment is immaculately presented and ideally located for shops, restaurants, bars and also transport links.

### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Communal Entrance

Secure intercom entry. Stairs providing access to upper floors.

Third Floor

Entrance Hall

Airing cupboard. Doors leading to:

Lounge

15' x 13' 2" (4.57m x 4.01m) MAX - Side aspect French doors onto balcony. Wall mounted heater. Opening to:

Kitchen

9' 3" x 7' 1" (2.82m x 2.16m) Fitted with a range of base and eye level units with roll top work surfaces over. Stainless steel sink and drainer. Electric hob and oven with extractor unit over. Fridge freezer, washing machine and dishwasher.

Bedroom One

10' 2" x 9' 7" (3.10m x 2.92m) Side aspect double glazed window. Fitted wardrobes. Wall mounted heater. Door into:

Ensuite

11' 9" x 5' 11" (3.58m x 1.80m) Enclosed double shower cubicle, pedestal wash hand basin and low level flush W.C. Complimentary tiling to splash back areas. Wall mounted heated towel rail. Side aspect double glazed obscure window.

Bedroom Two

13' 9" x 7' (4.19m x 2.13m) Rear aspect double glazed window. Wall mounted radiator.

Bathroom

8' 9" x 6' 8" (2.67m x 2.03m) Panel enclosed bath, pedestal wash hand basin and low level flush W.C. Complimentary tiling to splash back areas. Wall mounted heated towel rail. Side aspect double glazed obscure window.

Notes

Tenants currently paying £995pcm.

