



28 ROMULUS CLOSE
WOOTTON | NORTHAMPTON
£200,000 LEASEHOLD



-  sales
-  lettings
-  town & country

28 Romulus Close | Wootton | Northampton | NN4 6LJ

An ideal opportunity for a first time buyer or rental investor to purchase this two bedroom first floor maisonette situated within this popular location with excellent access to the M1 motorway along with excellent schools and many amenities. The accommodation comprises entrance hall, landing, lounge, kitchen/diner, two bedrooms and a bathroom. The property also offers Upvc double glazing, gas radiator central heating, kitchen with built in oven and hob. Externally there is one allocated parking space. The property also enjoys countryside views to the front. The tenure for the property is a cross freehold arrangement with the maisonette on the ground floor. We understand a 999 year lease was created when the properties were built. There are NO service charges or ground rent to pay.

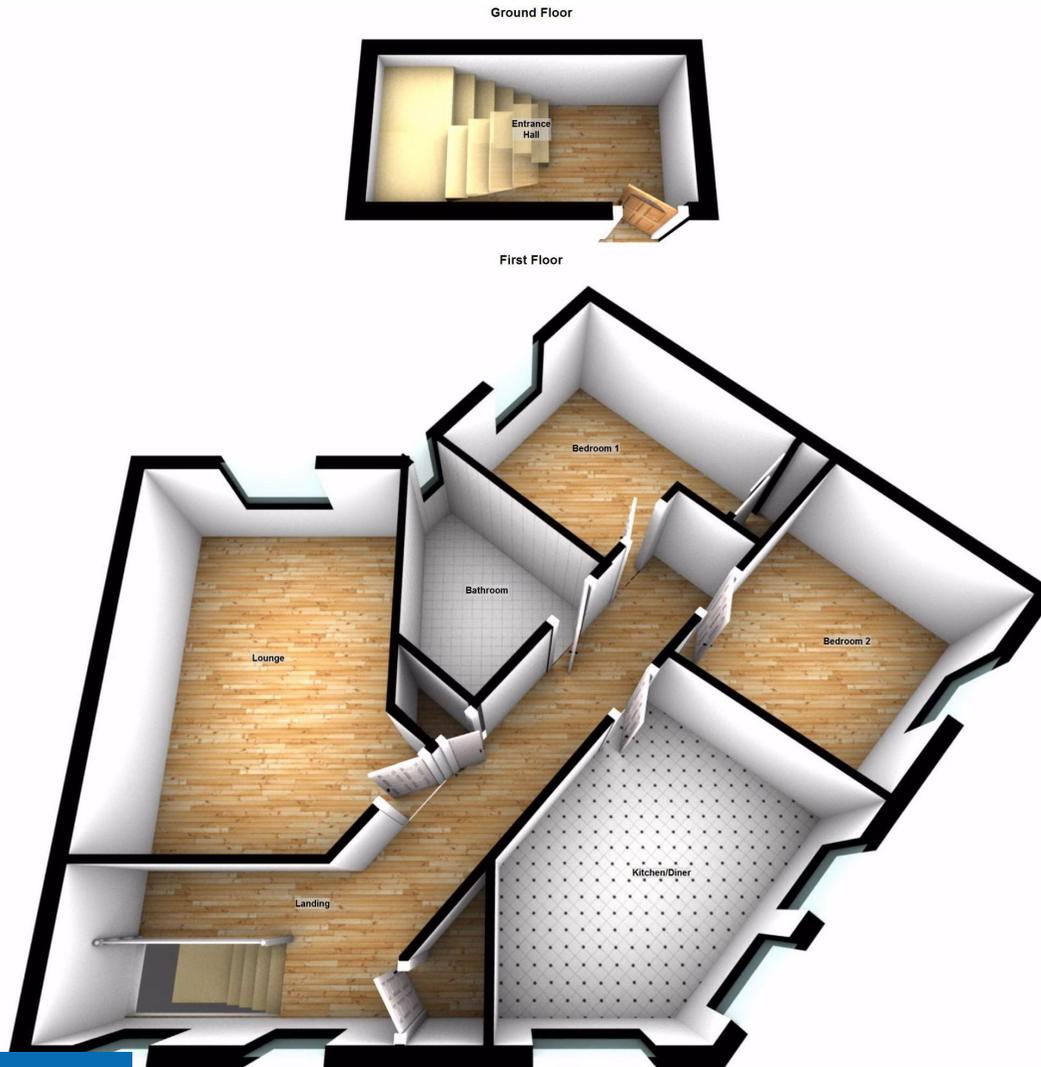
- A two bedroom first floor maisonette | • Lounge, kitchen/diner with built in appliances | • Upvc double glazing, gas central heating |

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- Countryside views, allocated parking



Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK





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

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
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