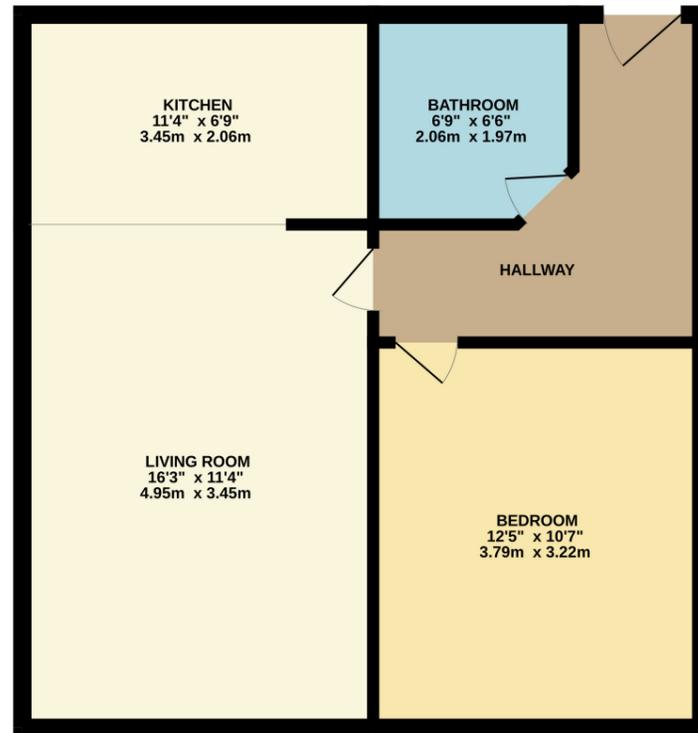


Make the right move!

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.



**Flat 2, 18 Duke Hall, Duke Street, Northampton.
NN1 3BA.**

£140,000 Leasehold

Edward Knight Estate Agents are delighted to offer this immaculate one-bedroom apartment located in the heart of Northampton town centre. The property features a bright open-plan kitchen, dining and living area, offering a modern and flexible living space. The apartment benefits from one reserved by landlord parking space and is situated within a short walk of local shops, cafes, the train and bus station, making it perfect for commuters and town living. An excellent opportunity for professionals seeking convenience and comfort in such a central location. This property would also make the perfect first time purchase for those looking to get on the property ladder.

Contact us today for an early viewing.

Kitchen

11' 4" x 6' 9" (3.45m x 2.06m)

Comprising of; Laminate flooring. Electric oven and hob with extractor over. Dishwasher. Washing machine. Sink basin with mixer tap over. Fridge/Freezer. Storage units at base level and eye level.

Living Room

10' 11" x 16' 1" (3.33m x 4.90m)

Comprising of; Carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

Bedroom One

10' 7" x 12' 5" (3.23m x 3.78m)

Comprising of; Carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

Bathroom

6' 6" x 6' 10" (1.98m x 2.08m)

Comprising of; Three piece bathroom suite including Bath with shower over, W/C, Hand wash basin with vanity unit under with mixer tap over.

