



MAXWELLS



**17 Winston Close, Woodford Halse, Daventry, Northamptonshire. NN11 3NT**  
**Guide Price £107,500 - Leasehold**



## PROPERTY DESCRIPTION

Located in the delightful Northamptonshire village of Woodford Halse is this well presented two bedroom ground floor apartment with allocated parking and fitted kitchen.

Situated on the ground floor and accessed via an communal hallway, the apartment's front door opens into a hallway with doors leading off to all accommodation. The sitting / dining room is situated to the front with double glazed French doors opening out and a Juliet Balcony. The kitchen is fitted with a comprehensive range of cabinets and appliances with a double glazed window to the front aspect.

Bedroom one is a nice sized double bedroom with double glazed window while bedroom two is a good single bedroom with double glazed window. The bathroom is fitted with a white, three piece suite with tiling to the splash prone areas.

Outside is allocated parking and a timber fenced bin store.

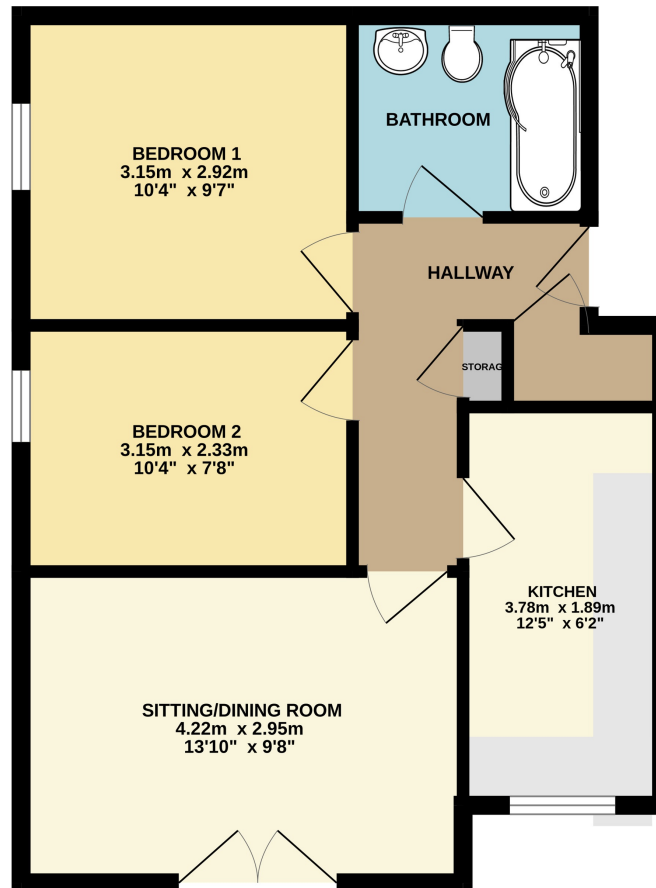
Services. The apartment is connected to mains electricity, water and sewerage, there is no mains gas connection to the apartment block. Electric heating is currently fitted in the property.

Leasehold information. We have been advised that the apartment was offered with a 120 year lease from March 1990. The current service charge is £1216 per year and there is a ground rent of £25 paid every 6 months.

## POINTS OF INTEREST

- Ground Floor Apartment
- Two Bedrooms
- Sitting/Dining Room
- Modern Fitted Kitchen
- Modern Bathroom
- Double Glazed Windows
- Allocated Parking

GROUND FLOOR  
46.7 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA : 46.7 sq.m. (502 sq.ft.) approx.

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.  
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