



THE ESTATE AGENTS  
1977



**10 Park House Apartments, Kingsley Park Terrace, Northampton NN2 7HL**  
**Guide Price £150,000 -**



## PROPERTY DESCRIPTION

The Estate Agents are pleased to present this well presented, spacious, two bedroom, top-floor apartment, conveniently located close to local amenities and Northampton's famous racecourse. The property benefits from two generously sized bedrooms and a large open-plan kitchen, dining, and living area, creating a well-utilised and comfortable space. There's a modern family bathroom and ample storage.

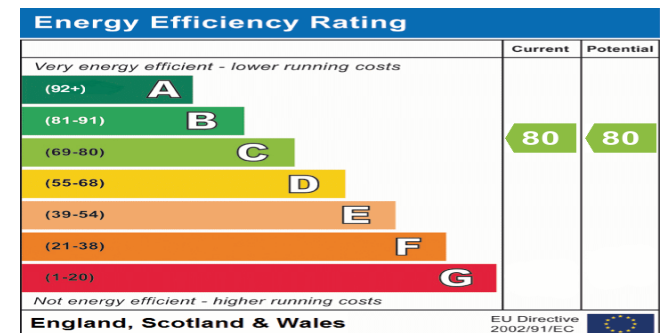
Throughout the apartment, there is an abundance of natural light thanks to the large recessed windows.

The property further benefits from two allocated parking spaces and is ideally positioned near bus stops, providing excellent transport links for commuters.

Residents are welcomed via secure entry doors with an intercom system serving all flats. The building offers modern, clean, and bright communal stairways and hallways, which lead to this impressive apartment

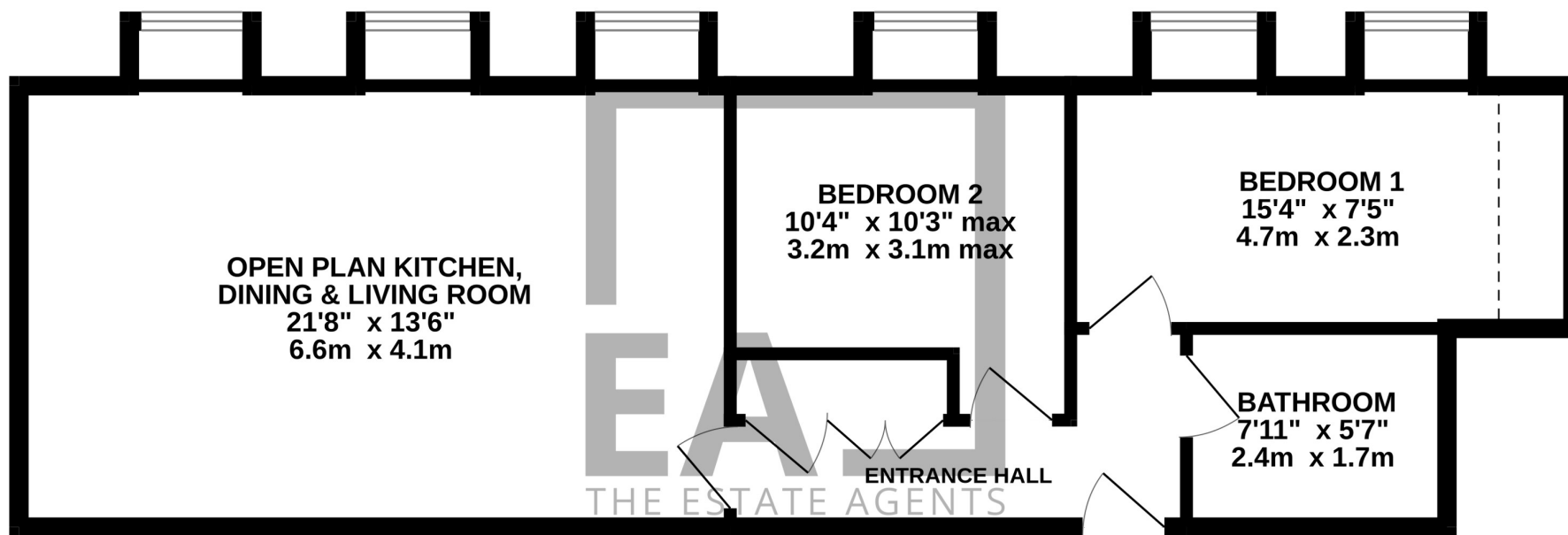
## POINTS OF INTEREST

- Two Bedroom Top Floor Apartment
- Open Plan Kitchen, Dining & Living Space
- Light & Spacious Throughout
- Modern Bathroom Suite
- Two Allocated Parking Spaces
- Close To Local Amenities And Northampton Racecourse
- Approx. 115 Year Lease Remaining
- Council Tax Band A
- No Upward Chain
- Service Charges Approx. £2,000 Per Annum To Include; Reserve Fund And Buildings Insurance



## SECOND FLOOR

661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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