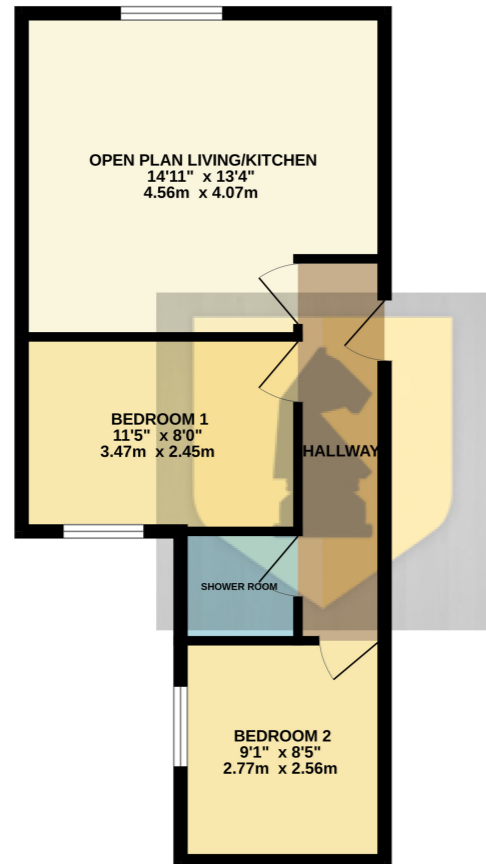


Make the right move!

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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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 4, 66 Hamilton House, Palmerston Road,
Northampton. NN1 5EZ.**

£170,000 Leasehold

Edward Knight Estate Agents are excited to present for sale this stylish first floor, two bedroom flat situated within the former Victorian boot and shoe factory, centrally situated in Northampton between Wellingborough Road and Billing Road. The communal entrance exudes style with glass and stainless steel balustrades, complimented by a secure intercom system. The property includes a hallway, an open plan living/kitchen area, two bedrooms, and a shower room. It boasts high-quality specifications such as oak flooring in the halls, kitchen, and living area, carpeted bedrooms, and a contemporary kitchen equipped with a suite of appliances and Quartz countertops. Early internal viewing is recommended.

Tel: 01604 632433

www.edwardknight.co.uk

Hallway

Doors into:

Open Plan Living/Kitchen

14' 11" x 13' 6" (4.55m x 4.11m) A spacious living area boasting a large window with a fitted kitchen area. The kitchen is fitted in a modern and elegant style and features integrated appliances and modern tiling. Oak flooring. Radiator.

Bedroom One

11' 5" x 8' 0" (3.48m x 2.44m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two

9' 0" x 8' 3" (2.74m x 2.51m) UPVC double glazed window to the side aspect. Radiator.

Shower Room

Three piece suite comprising: Low flush WC. Pedestal wash hand basin. Enclosed shower cubicle. Tiled to water sensitive areas. Chrome heated towel rail.

Agent Notes

We are advised that service and maintenance charged of:

Lease remaining approximately 119 years

Service Charge approximately £854.71

Ground Rent £250pa

Building Insurance approximately £449.38

This information should be verified by your legal representative prior to exchange of contracts.

