

BELVOIR!

Property is personal



£165,000

Wootton Brook Close

Northampton, NN4 0XU

PROPERTY SUMMARY

Belvoir Estate Agents are delighted to offer for sale this two bedroom first floor apartment situated within the King Richard Court development for the over 55's. The development has 52 apartments in total over three floors and is serviced with a lift. The entire site is wheelchair accessible. There is a bus stop located just 30 meters away whilst the local shops including a pharmacy and Tesco Express are a short walk away. The development benefits from 24hr warden control, communal areas including a lounge, café, conservatory and well maintained garden. Weekly cleaning and all facilities are included in the maintenance charge. Activities such as indoor bowls, social and quiz events and film evenings are available. The accommodation briefly comprises entrance hall with a large walk in storage cupboard, spacious lounge/diner, modern kitchen, two double bedrooms, one with built in wardrobe and a shower room.

This is a leasehold property. The vendor advises the remaining lease is around 91 years, and total annual charges including ground rent are around £9046.92

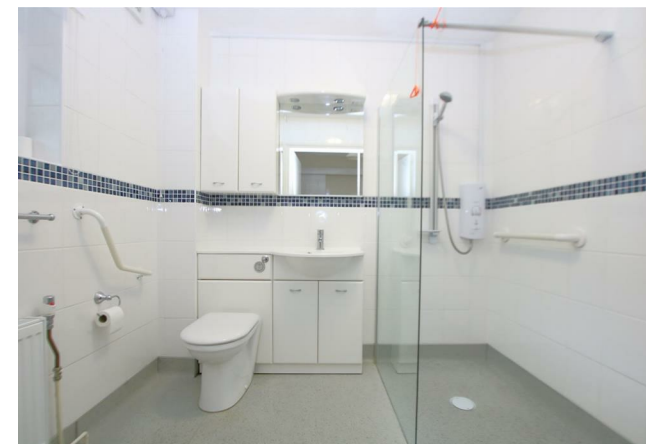
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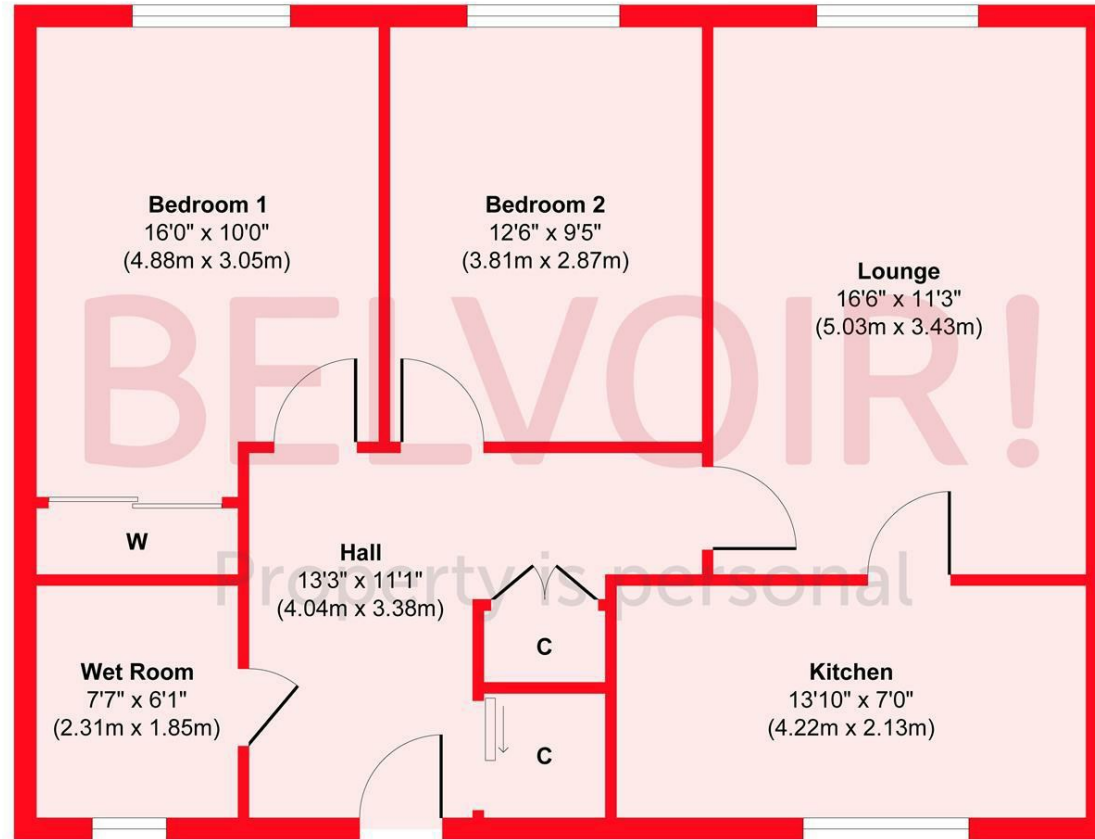
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King Richard Court, NN4



Floor Plan

Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

LOCAL AUTHORITY

Northampton

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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