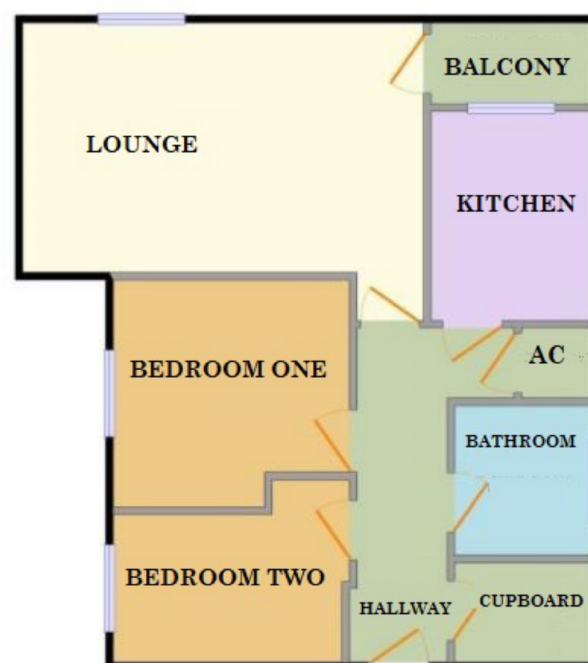


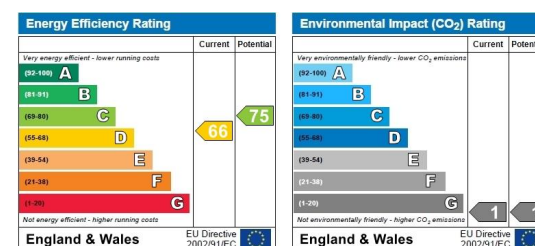
## 4 Pond Farm Close, Duston, Northampton, NN5 6JQ



**Asking price £150,000 Leasehold**

A very well presented modern two bedroomed first floor apartment situated in a popular over 55's warden controlled development situated in the heart of Duston village. The accommodation comprises communal entrance hall, private entrance hall, lounge/diner, private balcony, kitchen, two bedrooms and a refitted shower room. Outside there are communal gardens and car parking spaces. The property further benefits from uPVC double glazing and gas radiator central heating.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





# 4 Pond Farm Close, Duston, Northampton, NN5 6JQ

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Enter via uPVC double glazed front door, stairs to first floor and door to:-

### PRIVATE ENTRANCE HALL

15'01 x 3'05 (4.60m x 1.04m)

Door to large walk in storage cupboard with shelving and housing the freezer and tumble dryer, door to airing cupboard housing the hot water tank, loft access, radiator and doors to:-

### LOUNGE/DINER

18'00 x 11'02 (5.49m x 3.40m)

UPVC double glazed window to side, radiator, ceiling lights and uPVC double glazed door to balcony. The balcony is enclosed by wrought iron fencing and space for table and chairs.



### KITCHEN

9'06 x 6'09 (2.90m x 2.06m)

Range of base and eye level units with roll top work surfaces, tiled splash backs, stainless steel sink and drainer, breakfast bar, uPVC double glazed window overlooking the front, space for gas cooker, plumbing for washing machine, space for fridge, gas wall mounted boiler and radiator.



### BEDROOM ONE

11'02 x 10'00 (3.40m x 3.05m)

UPVC double glazed window to side, radiator, space for wardrobes and drawers.



### BEDROOM TWO

11'02 x 6'10 (3.40m x 2.08m)

UPVC double glazed window to side and radiator.



### SHOWER ROOM

6'09 x 6'02 (2.06m x 1.88m)

Refitted suite comprising double walk in shower with glass doors, rain head shower and hand held shower attachment, WC, wash hand basin and radiator. The shower room is half tiled and has uPVC obscure double glazed window to side.



### OUTSIDE

This secure gated complex has communal gardens with lawn and patio walkways, benches and outside lighting. Car park has a number of car parking and visitor parking spaces.



### TERMS OF THE LEASE

91 years remaining on the lease. Service charges approximately £200 per month.

### AGENTS NOTE

Please note that every endeavour has been

taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

### SERVICES

Gas, water and electric are connected.

### COUNCIL TAX

Northampton Borough Council - Band A

### LOCAL AMENITIES

There are a variety of shops at Limehurst Square and a Public House. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at Chiltern Primary School and Hopping Hill Primary School.

### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 towards St James, upon passing Franklins Gardens continue up the hill to the traffic lights. At the lights bear right onto Duston Road. At the end of the road turn left and then right at the lights onto Main Road, Duston. Proceed into Duston over the first roundabout and take your third right turning into Pond Farm Close. At the end of Pond Farm Close turn left into the gated complex where the property can be found.

DOIMB06012022/9244

For Further information on viewing call 01604 230222