

# Whites

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## Ground Floor Flat, 85 Duke Street Northampton NN1 3BE



**PRICE: £89,995 Leasehold**

This one bedroom Ground Floor Flat is located within close proximity to The Racecourse and within walking distance to Northampton Town Centre and the Kettering Road with all its bars, restaurants and amenities. Accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. The property also benefits from double glazing and a courtyard style garden to the rear of the property.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

## ACCOMMODATION DETAILS.

### GROUND FLOOR

**ENTER VIA:** Timber door with glass insert into:

**HALLWAY:** Stripped floorboards with LED lighting, storage heater, doors to:



**BEDROOM 1:** 13'1x10'1 (3.99m x 3.07m). Double glazed window to front aspect, laminate flooring, mirrored wardrobe, storage heater.



**LOUNGE:** 13'1x11'1 (3.99m x 3.38m). Double glazed window to front aspect, storage heater.



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**KITCHEN:**

**12'1x10'** (3.68m x 3.05m). A range of base and eye level pine effect units, roll top work surfaces, stainless steel sink with matching drainer and mixer tap over, storage heater, tiled flooring, space for a cooker, extractor fan, Double glazed window to side aspect, inner door to side, door to:



**BATHROOM:**

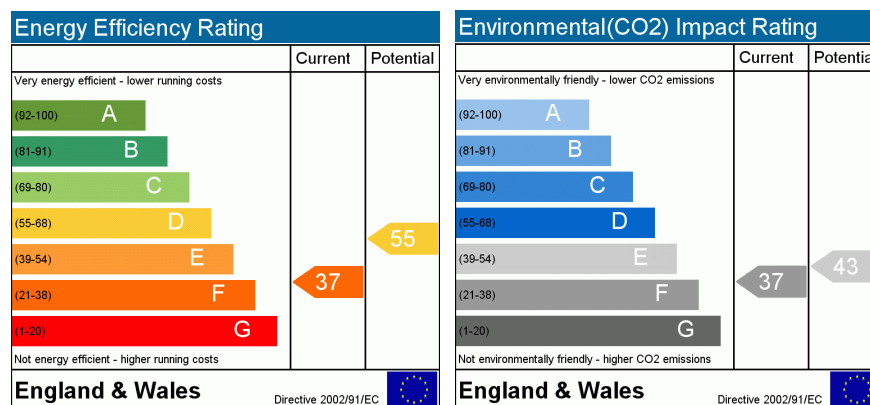
A white three piece suite comprising low level WC, pedestal mounted wash basin, panelled bath with electric shower over, storage cupboard housing hot water tank, obscured glazed window to side aspect, tiled walls, tiled flooring.



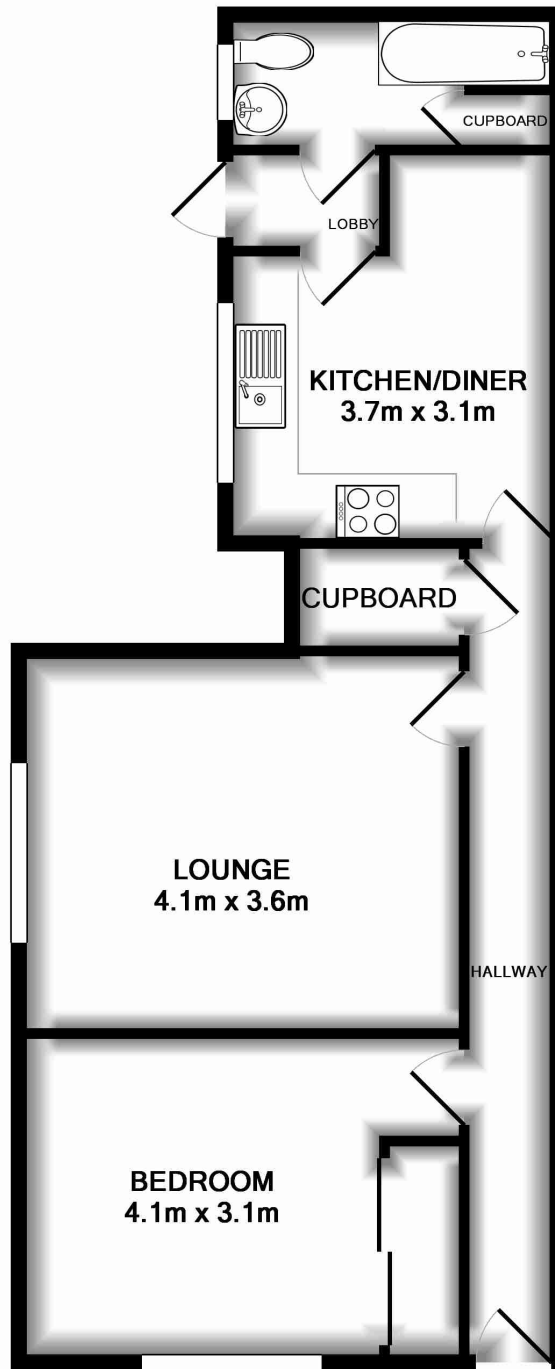
**OUTSIDE**

**REAR GARDEN:** There is a courtyard style garden.

**VIEWING ARRANGEMENTS:** By appointment with Whites Estate Agents.



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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. 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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