



Connells

Brampton Apartments Brampton Valley Lane
Chapel Brampton Northampton



Property Description

Connells are pleased to offer for sale this two bedroom first floor apartment set within the highly desirable Brampton View over 55's Care Village.

Offered with NO UPWARD CHAIN, the accommodation comprises entrance hall with an intercom entry system and two large interconnecting storage cupboards, an open plan living/dining room with feature fireplace with electric fire fitted, and a fully fitted kitchen with integrated appliances. There are two double bedrooms and a fully tiled wet room.

Outside there are well maintained communal lawned gardens with flower and shrub borders, and an allocated parking space.

Viewing of this spacious two bedroom apartment, and the facilities provided is highly advised to fully appreciate.

Entrance Hall

Intercom entry system. Doors lead off to the open plan living/dining room, two double bedrooms and the fully tiled wet room. Two large storage cupboards accommodating the central heating boiler and hot water cylinder.

Living/ Dining Room

Two multi paned double glazed windows, coving to ceiling, wall mounted radiator and feature fire surround with electric fire set in. Space for lounge suite and dining table and chairs. Open to the fitted kitchen.

Kitchen

Fully fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with waist disposal unit, set into work surfaces and tiled to splash back areas. Integrated appliances comprise dishwasher, washing machine, fridge freezer, microwave oven and electric oven and hob

with extractor hood over. Open to the living/dining room

Bedroom One

Double sized room with double glazed multi pane window. Fitted wardrobes, coving to ceiling and wall mounted radiator.

Bedroom Two

Double sized room with double glazed multi pane window. Coving to ceiling and wall mounted radiator.

Wet Room

Fully tiled wet room with walk-in shower and glazed shower screen, low level flush w.c and wash hand basin. Extractor fan and wall mounted heated towel rail.

Outside

Communal Gardens

Maintained lawned areas with flower and shrub borders, and providing a convenient and peaceful seating area to read or enjoy the good weather.

Parking

There is an allocated parking space provided for this apartment.

Facilities

As part of the Care Village, there is a convenient residents lounge with its own kitchen, a library, cinema room and hairdressers.

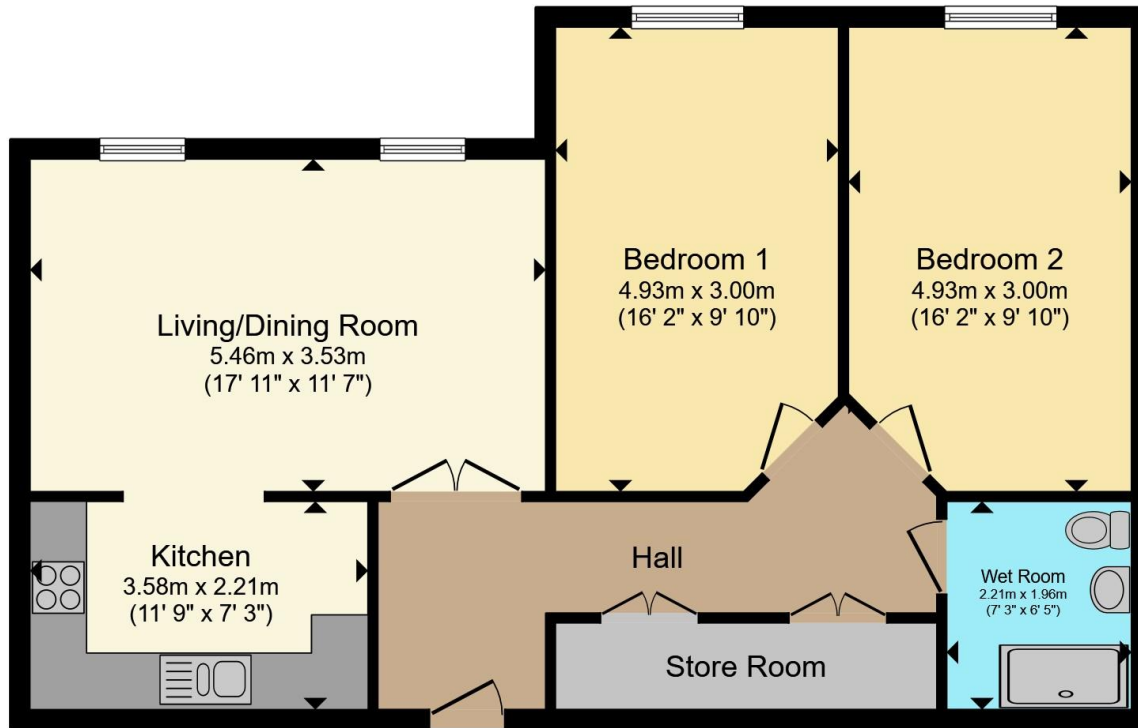
Agents Notes

Brampton View Care Village was constructed by Avery Homes Northampton Limited and comprises 14 bungalows and 20 apartments. The Development Manager and staff can be contacted via the residents pendant or wrist alarm in the event of an emergency. It is a requirement that occupying residents be over the age of 55 years old.

Council Tax Band

D





Total floor area 76.6 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

EPC Rating: C Council Tax
 Band: D

Service Charge:
 4200.00

Ground Rent:
 155.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KTP408245

This is a Leasehold property with details as follows; Term of Lease 299 years from 20 May 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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