



**Far End  
St James  
Northampton  
NN5 5FN  
£215,000 Freehold**

- Three Storey
- Four Bedroom
- Lounge/Diner
- En-suite to Master Bedroom
- Allocated Parking
- Rear Garden

## **The Property**

A Three storey Four Bedroom Town House located in the Life Building Development of St James. The property benefits from Double Glazing and Gas Radiator Central Heating throughout and allocated parking. Accommodation in brief: Entrance Hall, Cloakroom, Lounge/Diner and Kitchen. The first floor comprises of: Bedroom Two, Three and Four and Family Bathroom. The second floor comprises of Master Bedroom with En-Suite Shower Room fitted with a fitted double shower cubicle. Outside to the front of the property parking for one car plus visitor parking. To the rear of the property enclosed rear Garden with pedestrian access. Offered For Sale with no upper chain. Epc c

## **LOCAL AREA INFORMATION**

Landmarked by the infamous Express Lift Tower, St James is a district to the west of Northampton town centre known locally as Jimmy's End. Accessed via two main roads, A428 Harlestone Road and A4500 Weedon Road, the A45 ring road can be reached in less than 2 miles and J15a of the M1 in less than 3. Home to Northampton Rugby Union Club, The Saints, it is also along Weedon Road that the majority of shops, businesses and banks are located together with a bingo hall, working men's club and public houses. St James also has its own library, church and primary school facilities whilst also being positioned less than a mile from Northampton town centre's facilities and train station with mainline services to London Euston and Birmingham New Street.

## **Accommodation**

### **Hall:**

Approached via wooden glazed door, radiator, stairs rising to the first floor, wooden panelled doors off:-

### **Cloakroom:**

Pedestal wash hand basin, low level WC, and ceramic splash back tiles, opaque double glazed window front elevation

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No persons in this Company have the authority to make or give any representation or warranty in respect of the property. Photographs on details may have been taken with the use of a wide angled lens. Ashby Lowery has not tested any apparatus, equipment, fittings or services and therefore cannot verify that they are in working order. Any Fixtures & Fittings shown are not deemed to be included in the sale. Measurements and/or Floor Plans are approximate and for guidelines only. Any Purchasers are advised to check measurements if they are intending to order/purchase any furniture, carpets etc .

**Lounge: 5.05m (16ft 7in) maximum x 5.21m (17ft 1in) maximum**

TV aerial point, telephone points, two radiators, understairs storage cupboard, double glazed window to the rear elevation and double glazed French Doors to rear



**Lounge view two:**



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**Kitchen: 2.74m (9ft 0in) x 2.79m (9ft 2in)**

Modern beech wall and base units, Terrazzo style roll top work surfaces, inset round stainless steel sink, separate drainer, tiled splash backs, built-in electric oven, gas five ring hob, stainless steel splash back and extractor hood over, integrated washing machine and dishwasher, space for upright fridge/freezer. Double glazed window to front elevation



**First Floor Landing:**

Radiator and stairs rising to the 2nd floor, wooden panelled doors off

**Bedroom 2: 3.17m (10ft 5in) x 2.95m (9ft 8in)**

Built-in double wardrobes, TV aerial point, telephone point, double radiator and double glazed window to the front elevation



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**Bedroom 3: 3.05m (10ft 0in) x 2.95m (9ft 8in)**

Built-in double wardrobe, radiator, telephone point, double glazed window to rear elevation

**Bedroom 4: 2.16m (7ft 1in) x 1.9m (6ft 3in)**

TV aerial point, telephone point, radiator and double glazed window to the rear elevation

**Family Bathroom:**

White fitted suite with panelled Bath and shower over, wash hand basin, low level WC with concealed cistern, and ceramic tiles, heated towel rail, extractor fan, wooden flooring and opaque double glazed window to the front elevation



**Second Floor Landing:**

Radiator, airing cupboard housing gas boiler, Velux skylight window and door leading into Master Bedroom

**Master Bedroom: 4.7m (15ft 5in) x 2.95m (9ft 8in)**

Two Double built-in wardrobes, double radiator, TV and telephone points and double glazed window to the front elevation



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**En-Suite Shower Room:**

Double shower cubicle, low level WC with concealed cistern, wash hand basin, ceramic tiles, extractor and double glazed window to front elevation



**Rear Garden:**

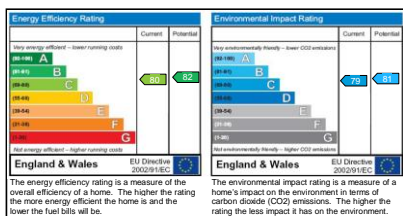
Enclosed rear garden with fencing, paved patio area, large garden shed, and external light. Gate to the rear of the property providing pedestrian access



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**Additional Information :**

The Service and Maintenance Charge is approximately £76.00 per month which includes window cleaning to all properties within The Life Building Development and is scheduled for January, April, July and October each year. An additional £1.00 per annum nominal Ground Rent Charge, due in January each year



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