



Flat 12, Hope Court Hope Street | Bozeat | NN29 7LU



Matthew
Nicholas



Guide Price £164,995

A lovely two bedroom top floor apartment situated on the outskirts of this popular village in this former turn of the century factory conversion that would make an ideal pied a terre, investment or first time purchase. The apartment boasts a gas fired radiator heating system, PVCu double glazing and secure electronically gated off road parking for one car. The accommodation briefly comprises an entrance hall, open plan kitchen/sitting room with granite work tops and fitted with an integrated oven/hob, two double bedrooms with one en-suite shower room, and further bathroom with shower over the bath. No onward chain.

- Former shoe factory conversion
- High ceilings
- No onward chain
- Open plan living/kitchen area
- Allocated parking space in gated courtyard
- Fitted kitchen and bathrooms

Communal entrance doors with further personal entrance door from the communal hall.

Entrance Hall

Radiator. Security intercom. Oak laminate flooring. Doors to both bedrooms, bathroom and main reception area.

Sitting/Dining & Kitchen Area

23'0" x 13'4" (7.02 x 4.07)

Sitting Area

Two windows to front. Two radiators. TV points. Telephone points. Oak laminate flooring, Leading to

Kitchen/Dining Area

Fitted with a range of timber effect finish units with solid granite work surfaces above. Inset single bowl single drainer stainless steel sink with mixer tap. Stainless steel four ring gas hob with electric oven beneath and chimney style extractor above. Granite upstands. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Concealed gas fired central heating boiler serving domestic hot water and radiators.

Bedroom One

8'7" x 12'7" (2.63 x 3.85)

Window to front. Radiator. TV and telephone points. Door to en-suite shower room.

Ensuite

8'7" x 3'10" (2.64 x 1.17)

Fitted with a three piece suite including a tiled shower cubicle with glazed door. Tiled splash areas and floor. Radiator. Xpelair.

Bedroom Two

6'5" x 11'1" (1.96 x 3.39)

Window to front. Radiator.

Bathroom

8'7" x 5'5" (2.62 x 1.66)

Fitted with a three piece suite including bath with timber effect panel to the side and shower from mixer tap above. Ceramic tiled floor. Tiled splash areas. Radiator. Xpelair. Borrowed light glass block window.

Outside

The block enjoys use of a communal bin store, guest parking and one allocated space per apartment.

Lease Information

Length of Lease: 125 years from 1 January 2006

Years remaining: 107 years

Service Charge:

£1200.00 per annum;

Building insurance is not included in the service charge and is payable separately to the freeholder as a proportion of the block, which at last renewal was £298.11

Ground Rent:

£150.00 per annum; paid annually

Ground Rent is capped to the following levels:

Year 0-25 - £150pa

Year 26-50 - £250pa

Year 51-75 - £350pa

Year 76-100 - £450 pa

Year 101-125 - £550pa

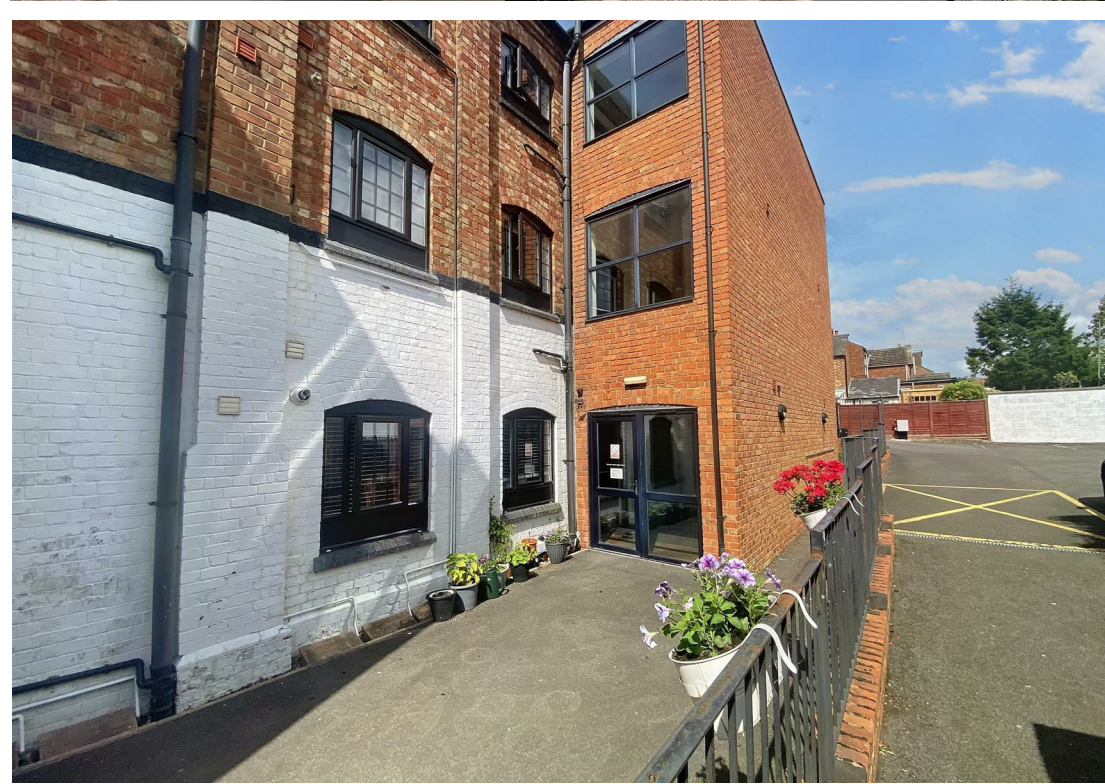
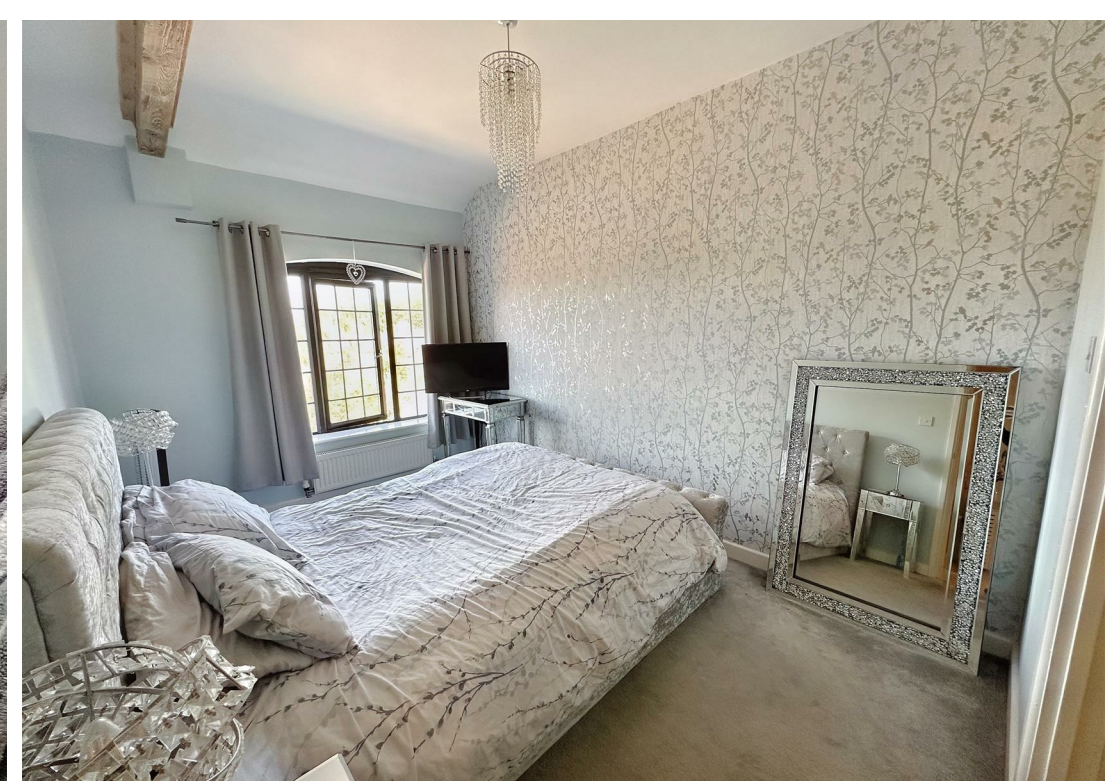
Local Information (Bozeat)

Bozeat is a popular village just north of the market town of Olney offering a comprehensive range of local amenities including a primary school, doctor's surgery, public house and post office.

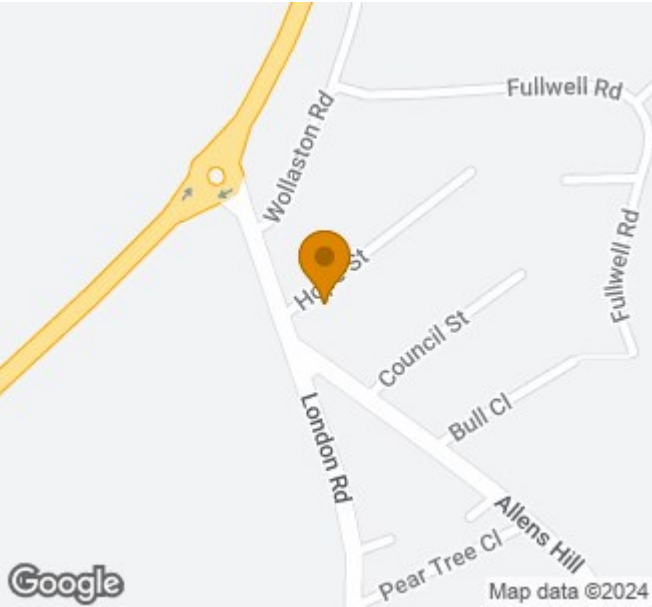
Main rail to London St Pancras from Wellingborough (approx. 6 miles) in under an hour.

M1 at J14 Milton Keynes approx. 10 miles.





Further Information



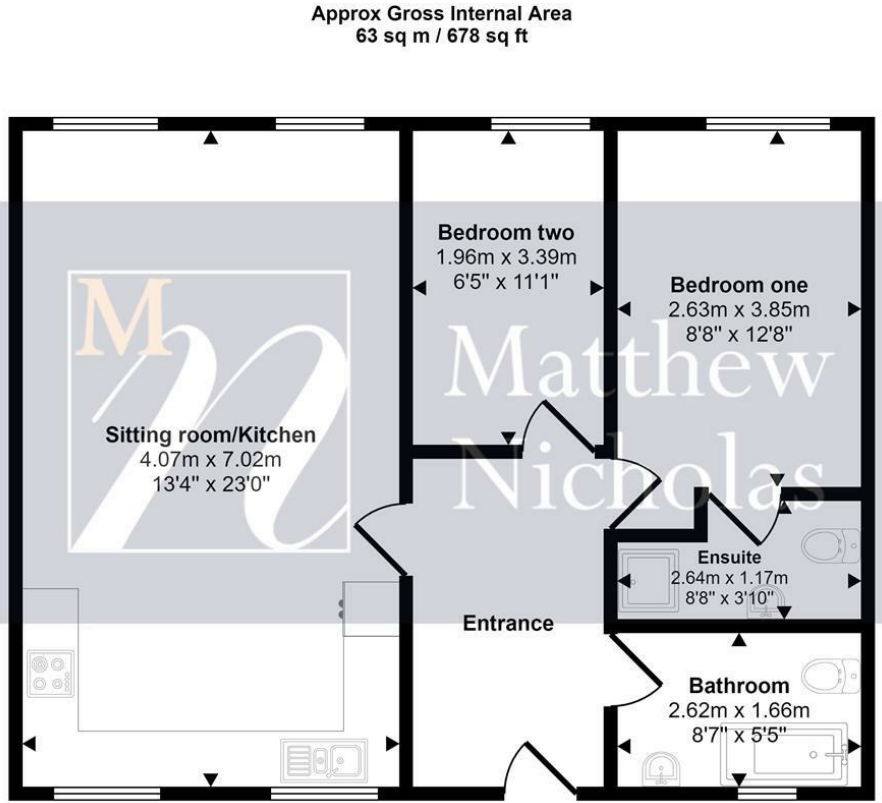
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 678.00 sq ft

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.