



Hope Court Hope Street | Bozeat | NN29 7LU



Matthew  
Nicholas



## Asking Price £165,000

A two bedroom second floor apartment situated on the outskirts of this popular village in this former turn of the century factory conversion. Offering a gas fired radiator heating system, PVCu double glazing and secure electronically gated off road parking for one car. Offered with no onward chain. The accommodation briefly comprises of an entrance hall, open plan kitchen/sitting room with granite work tops and fitted with integrated appliances, two double bedrooms with one en-suite shower room, and further bathroom with shower over the bath.

- Second floor apartment
- Open plan living
- No onward chain
- Two double bedrooms
- Village location
- Viewing recommended

Communal entrance door and staircase rising to the second floor landing. Panelled effect entrance door opening to the entrance hall.

### **Entrance Hall**

Wood effect flooring, doors to main reception area, both bedrooms and the bathroom.

### **Main reception area**

21'11" x 14'10" Max (6.68 x 4.52 Max)

Open-plan living area

Two windows to the front and further window to the side, two radiators, TV point, feature beam to ceiling, wood effect floor, opening through to

Open-plan Kitchen/Dining area

Fitted with a range of contemporary style wood-effect fronted base and eye-level units with granite worksurfaces above, inset stainless steel sink with mixer tap, stainless steel gas hob with single electric oven beneath and chimney style extractor above, integrated dishwasher, integrated washing machine, integrated fridge/freezer, granite upstands, concealed gas fired central heating boiler, space for table, wood effect flooring, two windows to the rear.

### **Bedroom One**

13'0" x 8'10" Max (3.96 x 2.69 Max)

Window to the front, radiator, door leading through to the ensuite shower room.

### **Ensuite shower room**

Fitted with a three piece suite including

tiled shower cubicle with glazed door, tiled floor, xpelair.

### **Bedroom Two**

12'0" x 7'7" Max (3.66 x 2.31 Max)

Window to the front, radiator.

### **Bathroom**

Fitted with a three piece suite including bath with panel to side, tiled splash areas, tiled floor, xpelair, glass block borrowed light window to the stairwell area.

### **Leasehold Information**

Length of Lease:

125 years from 1 January 2006

Years remaining: 109 years

Service Charge:

£900.00 per annum; paid quarterly

Includes building insurance

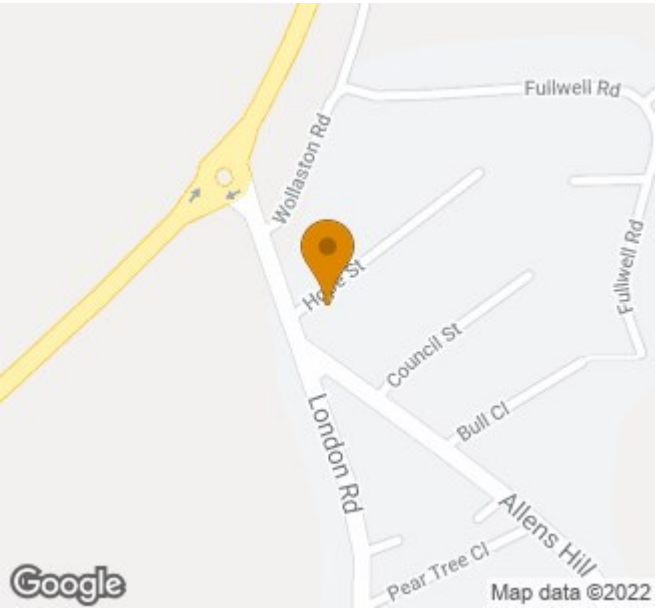
Ground Rent:

£150.00 per annum; paid annually





Further Information



Local Authority: North Northamptonshire Council

Tax Band:

| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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.

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