



## **58 Newnham Road, Kingsthorpe, Northampton, NN2 7RE**

Situated within this popular area is this one bedroom second floor flat which is being sold with vacant possession. The accommodation comprises entrance hall, lounge, kitchen, bedroom and wet room. There are storage heaters and the kitchen has a built in oven and hob. The property is in need of some updating. Ideal first time purchase/rental investment. There are approximately 93 years remaining on the lease. We are informed that the current service charge is £41.66 per month.

# **£95,000**

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## ACCOMMODATION

### Second Floor

#### Entrance Hall

Storage heater, large storage cupboard.

#### Lounge

3.7m x 4.22m (12' 2" x 13' 10") Double glazed window, gas convactor heater.



#### Kitchen

2.42m x 2.85m (7' 11" x 9' 4") Single drainer sink, cupboards under, further range of base and wall mounted units and worktops, built in gas hob and oven, two storage cupboards, airing cupboard, double glazed window to the front.

#### Bedroom

2.97m x 3.75m (9' 9" x 12' 4") Double glazed window to the rear, storage heater.

#### Wet Room

Cubicle with electric shower, wash hand basin, close coupled WC.



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