



## 21 BILLING ROAD NORTHAMPTON, NN1 5AW

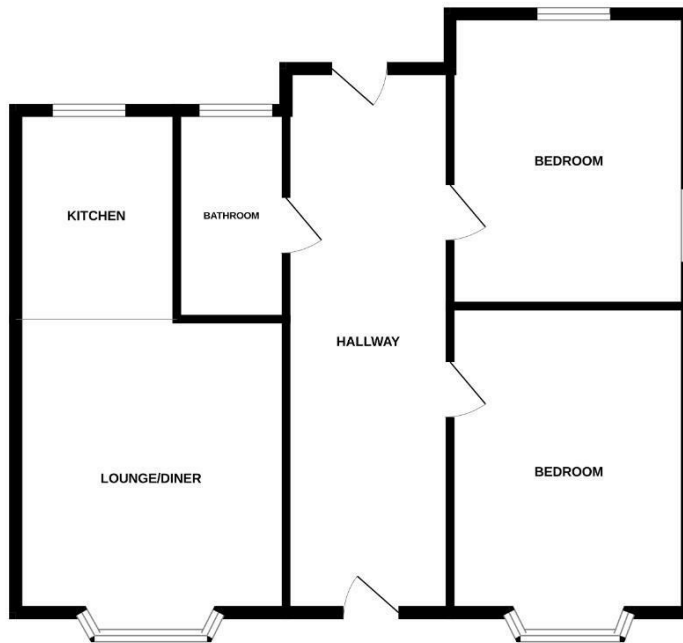
**£220,000**  
**LEASEHOLD**

Stonhills are pleased to offer this large and well presented two double bedroom ground floor flat located on Billing Road, opposite Northampton General Hospital and within walking distance of the town centre. The accommodation includes: two double bedrooms, bathroom, kitchen opening onto the lounge/dining room, high ceilings, private front and rear entrances, and rear parking.

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of these, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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