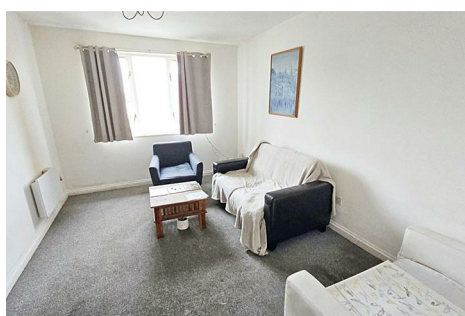
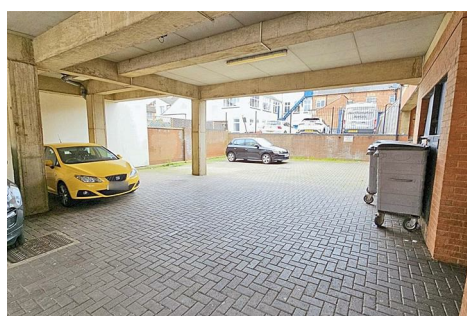


**Flat 10, 96 Cyril Street
Town Centre
NORTHAMPTON
NN1 5EJ**

£85,000



- **TWO BEDROOM FLAT**
- **NEEDS SOME REFURBISHMENT**
- **NO CHAIN**
- **IDEAL INVESTMENT**

- **TOP FLOOR**
- **TOWN CENTRE**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to St Lawrence Court in the heart of Northampton! This modern two-bedroom flat on the top floor offers a fantastic opportunity for those looking to create their dream living space or a great investment.

The property boasts two bedrooms, providing ample space for a small family, guests, or even a home office.

The flat features a lounge with separate kitchen and bathroom for your convenience, ensuring privacy and comfort. With allocated parking for one vehicle, you'll never have to worry about finding a spot after a long day.

Although the property requires some refurbishment, this presents an exciting chance to put your personal touch on the space and truly make it your own. The lease has 64 years remaining so please check with your arranged lender in advance.

Don't miss out on the opportunity to own this charming flat in a convenient location. Contact us today to arrange a viewing and start envisioning the possibilities at St Lawrence Court!

Ground Floor

Communal Entrance

Security gate with access to communal entrance, a further communal door leading to stairs to all floors.

Second Floor

Entrance Hall

Electric heater, built in airing cupboard, doors to:

Lounge

13'9" x 10'0" (4.20 x 3.05)

Electric heater, sealed unit double glazed window to front, door to:

Kitchen

10'9" x 5'9" (3.30 x 1.77)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboard, cooker point, plumbing for washing machine, sealed unit double glazed window to front.

Bedroom One

14'0" x 10'11" (4.27 x 3.34)

Electric heater, sealed unit double glazed window to rear.

Bedroom Two

10'3" x 8'9" (3.13 x 2.69)

Sealed unit double glazed window to rear.

Bathroom

Suite comprising bath with shower above, hand wash basin, low level w.c, tiled splash backs.

Externally

Communal Parking

Allocated under-block parking.

Agents Notes

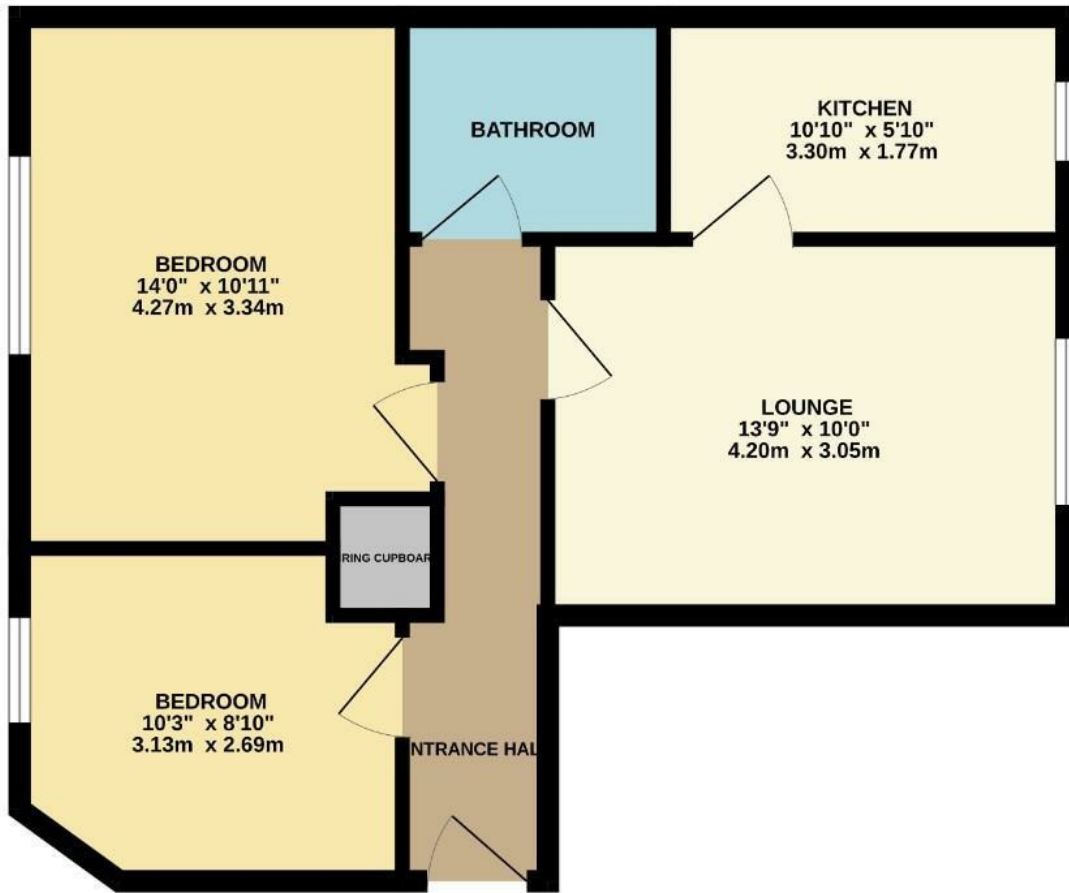
West Northampton Council Tax Band: A

Length Of Lease 99 years from 1989. 64 years remaining

Service Charges: £1463.76 per year

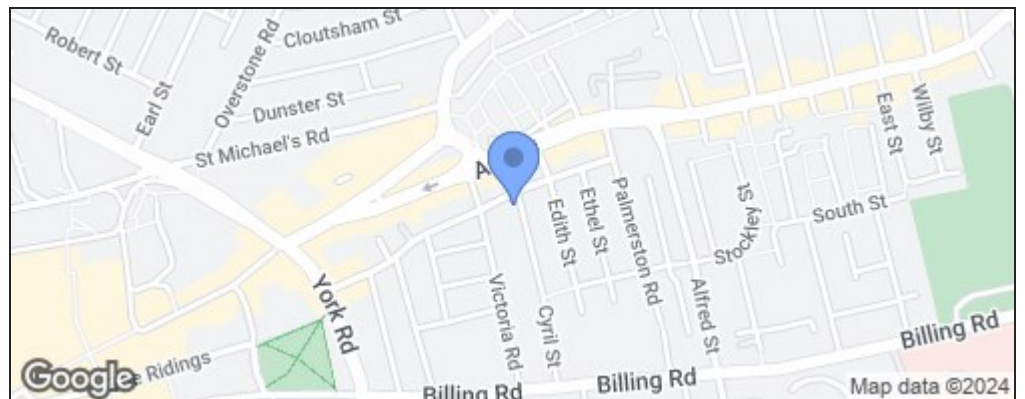
Ground Rent: approximately £200

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.