

**Flat 6, St Lawrence Court,
96 Cyril Street
Abington
NORTHAMPTON
NN1 5EJ
Guide Price £110,000**



- **FIRST FLOOR APARTMENT**
- **LOUNGE / DINER**
- **OFF ROAD PARKING**
- **IDEAL INVESTMENT £625 PCM**
- **ONE BEDROOM**
- **SEPARATE KITCHEN**
- **LEASEHOLD**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom first floor apartment centrally located and close to Northampton General Hospital. Accommodation comprises in brief; entrance hall, lounge/diner, separate kitchen, bathroom and double bedroom. Additional benefits include off road parking. The property is ideal for First Time Buyers or investment.

Entrance Hall

Entered via wooden door, security entry system, storage cupboard, doors to;

Lounge / Diner

17'9" x 9'4" (5.43 x 2.87)

Window to front aspect and storage heater.

Bedroom

14'7" x 9'7" (4.46 x 2.94)

Window to front aspect and Electric heater.

Kitchen

6'11" x 5'8" (2.11 x 1.75)

Window to front aspect, fitted with a range wall and base units roll edge work surfaces, stainless steel sink and drainer, space for washing machine, cooker and fridge freezer.

Bathroom

Panel bath with shower over, low level w.c, pedestal wash hand basin, heated towel rail and complimentary tiling.

Agents Note

100 years from March 2015.

Service charges = £124 per month - See attached £372 for 3 months

Ground rent =£200PA

Local Authority: West Northamptonshire

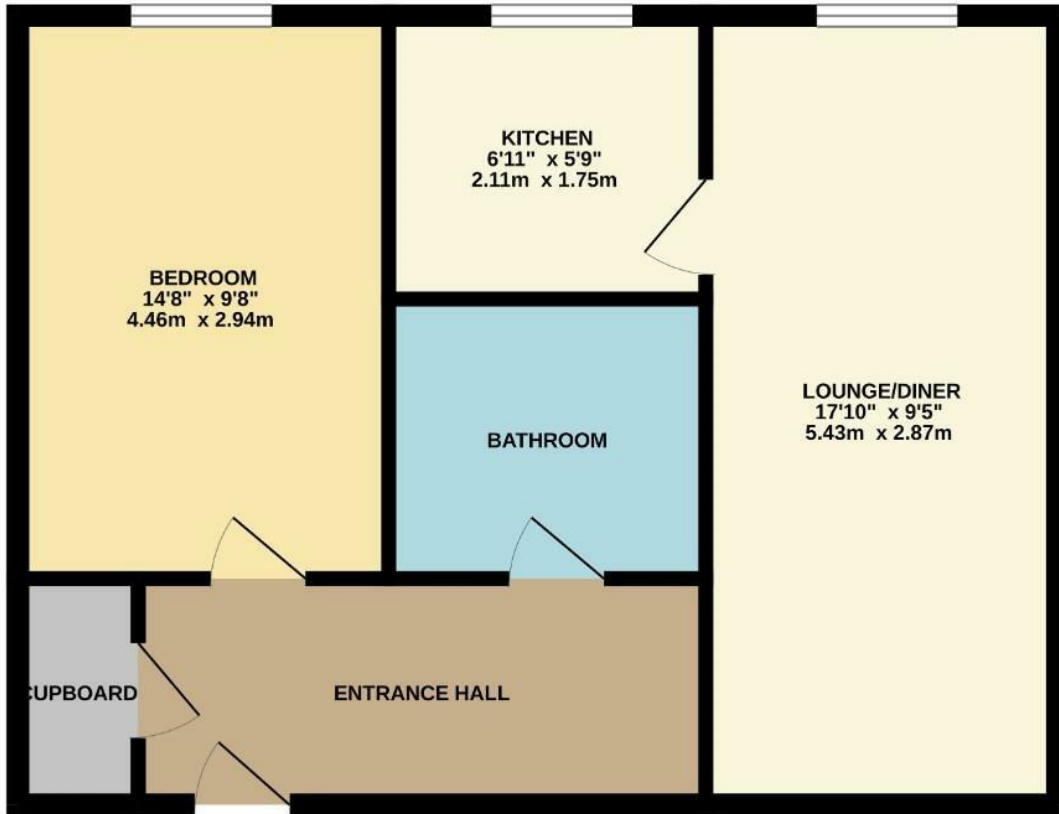
Council Tax Band A

Externally

Communal car park

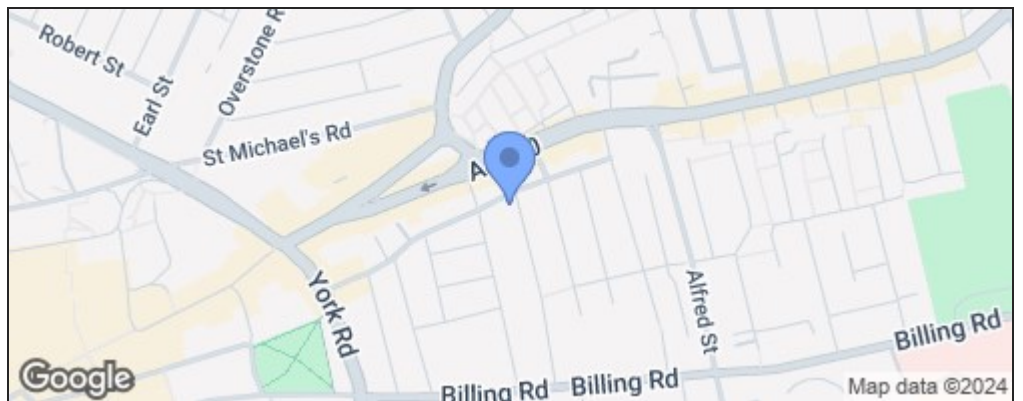
one allocated parking space. (future electric gated access)

GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.2 sq.m.) approx.
 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	57	73
(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.