

**75 Lion Court  
Southbridge  
NORTHAMPTON  
NN4 8GR**

**£130,000**



- **GROUND FLOOR FLAT**
- **NO UPPER CHAIN**
- **RADIATOR HEATING SYSTEM**
- **NEAR TO UNIVERSITY**

- **TWO BEDROOMS**
- **ALLOCATED PARKING**
- **CLOSE TO TOWN CENTRE**
- **ENERGY PERFORMANCE RATING: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

We are acting in the sale of the above property and have received an offer of £130,000 Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A ground floor flat close to Northampton Town Centre and the University Waterside Campus, offered with vacant possession and no upper chain. The accommodation comprises an entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Benefits include double glazing and gas fired radiator heating as well as an allocated parking space next to the flat.

### **Entrance Hall**

Accessed via a private entrance door from the communal hall, doors to the accommodation, storage cupboard.

### **Lounge/Diner**

14'6 x 11'9 (4.42m x 3.58m)

Two double glazed windows to the rear elevation, radiator, door to the kitchen.

### **Kitchen**

11'10 x 7'10 (3.61m x 2.39m)

Fitted with a range of wall and base level units, integrated oven and hob with extractor over, inset sink drainer unit, built-in dishwasher, space for a fridge freezer, wall mounted boiler unit, table and chairs space, tiled flooring, double glazed window to the rear elevation

### **Bedroom One**

12'2 x 9'5 (3.71m x 2.87m)

Double glazed Window to the front elevation, radiator, built-in wardrobe.

### **Bedroom Two**

11'8 x 6'5 (3.56m x 1.96m)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Fitted with a white suite comprising a P-shaped panel bath, low level W.C, and a wash basin, double glazed window to the rear elevation, heated towel rail.

### **Outside**

There are communal lawn garden areas and an allocated parking space with some further visitor spaces nearby.

### **Agents Notes**

Local Authority: Northampton

Council Tax Band: C

Energy Performance Rating: C

We have been advised that the lease has approximately 103 years remaining.

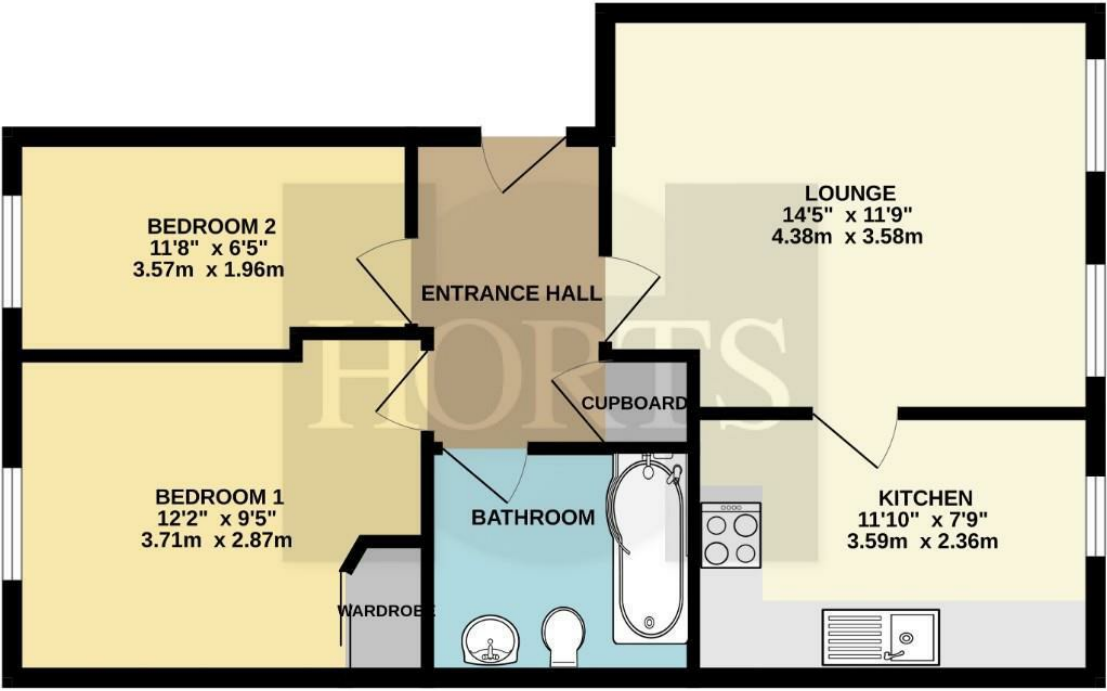
Service Charge is circa £1,595. per annum and the Ground Rent is circa £75.00 per year.

We are awaiting confirmation of these figures from the sellers.

We understand that the service charge figure includes the buildings insurance

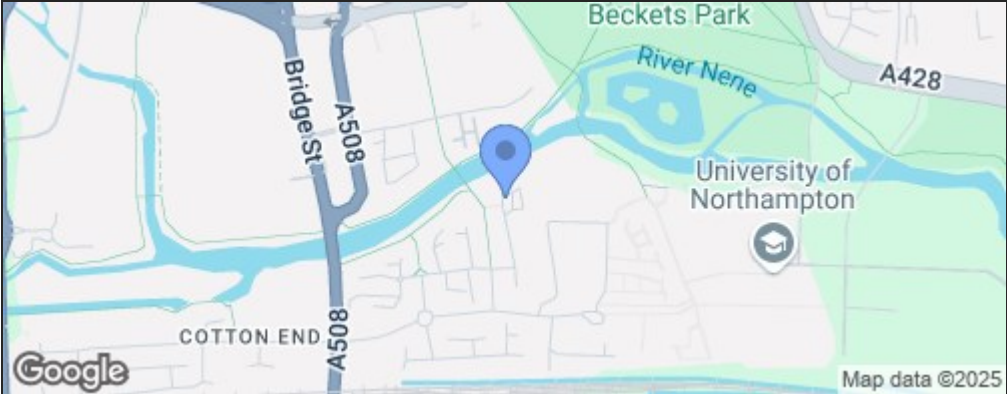
Ground Rent - £75pa.

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.