



Flat 12, 54 The Avenue, Cliftonville, Northampton, NN1 5DD
£147,000 Leasehold

A STYLISH FIRST FLOOR FLAT situated in this select development known as St Lucia House, converted in 2015 into fourteen apartments in the central NN1 district of the town with the 'University of Northampton' and both the Three Shires and General Hospital close by. The development has a car park with allocated parking, and each flat having intercom access from the welcoming communal entrance. There is an entrance hall with deep storage cupboard, living/dining room with door onto sit on balcony and open plan contemporary fitted kitchen with appliances, one double bedroom and a full bathroom. The property also benefits from uPVC double-glazing and gas fired central heating to radiators. An ideal first time or investment purchase. Viewing comes highly recommended. EPC Rating: TBC. Council Tax Band: B

We have been advised of the following: Ground rent £200.00 pa (review date TBC). Service Charge £1300 pa (review date April) 125 year lease from 2015. This information would need to be verified by your chosen legal representative.

Lovely Apartment In Stylish Conversion | Close to Hospitals & University | Lounge with Walk On Balcony | Gas Central Heating & Double Glazing | Allocated Parking | Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

Walk in storage cupboard. Entrycom receiver.

BATHROOM 2.16m x 1.80m (7'1 x 5'11)

Chrome ladder style radiator. Suite comprising panelled bath with mixer shower over, low level WC and wash hand basin in vanity unit with mirrored cabinet over. Tiled walls.

BEDROOM 4.06m x 3.05m (13'4 x 10'0)

Double glazed window. Radiator.

LOUNGE/DINING ROOM 5.84m x 3.00m (19'2 x 9'10)

Picture windows incorporating door onto balcony. Radiator. Cupboard housing gas fired combination boiler. Open plan to kitchen.

KITCHEN 2.87m x 1.83m (9'5 x 6'0)

Gloss fronted wall and base units. Work surfaces. Double bowl sink unit with mixer tap over. Built in gas hob, electric oven and filter hood. Built in fridge/freezer. Built in dishwasher and washing machine. Tiled floor.

OUTSIDE

Balcony: Timber decked balcony with space for bistro style table and railings around.

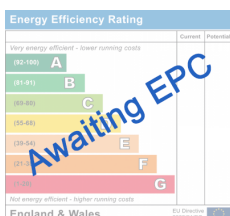
Parking: Allocated parking by no.12

AGENTS NOTE

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DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

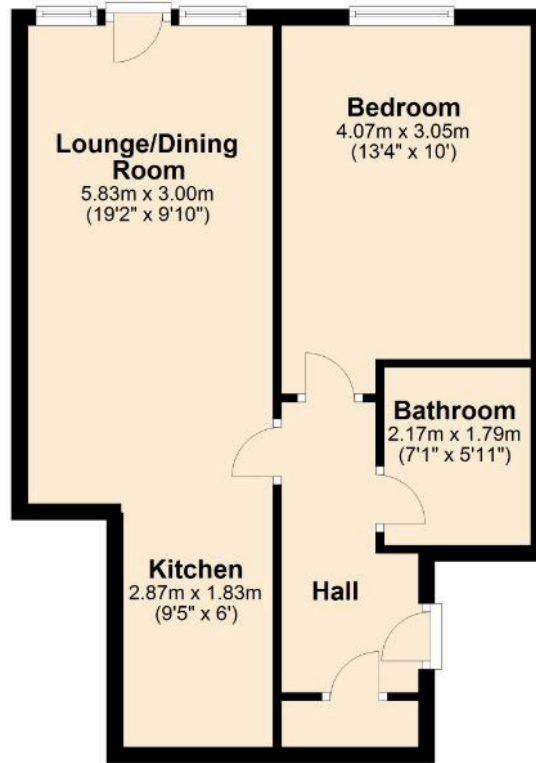


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Floor Plan

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 47.2 sq. metres (508.2 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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