

A7 6-8 Sheep Street, Northampton, Northampton, NN1 2LU
£90,000 Leasehold

FAR REACHING VIEWS. A lovely top floor flat situated in the heart of the Town Centre with far reaching views over rooftops and all local amenities close by to include pubs and bars, cafes, eateries, and everyday shopping and the train station and bus station are both within a half mile walk. The flat benefits from uPVC double-glazing, electric heaters and intercom receiver buzzer access. There is an entrance hall, living room open plan kitchen with fitted appliances, one double bedroom and a bathroom with shower attachment. An ideal first time or investment purchase. NO UPPER CHAIN. EPC E. Council Tax: A. We have been advised of the following: Ground rent £100.00 PA. Service Charge £2632.48 PA. 125 years on lease (13 May 2003). This information would need to be verified by your chosen legal representative.

Top Floor Apartment | One Double Bedroom | Sitting Room Open Plan to Fitted Kitchen | Double Glazing | Bath with Shower Attachment | No Chain

modern marketing · traditional values

ENTRANCE HALL

Double glazed window to rear elevation. Wall mounted electric heater. Enter via fire door with spyhole. Consumer unit. Entry phone receiver.

LOUNGE 4.14m x 5.31m (13'7 x 17'5)

Double glazed bay window to front elevation with views over rooftops. Wall mounted electric heater. Vinyl flooring.

KITCHEN

Wall and base units. Work tops including stainless steel sink and mixer tap. Built in oven. Hob and filter hood. Built in washing machine.

BATHROOM 1.96m x 1.93m (6'5 x 6'4)

Panel bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Tiled splash backs. Radiator. Extractor fan. Shaver point.

BEDROOM 3.96m x 3.12m (13' x 10'3)

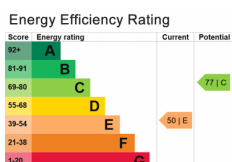
Double glazed window to rear elevation. Wall mounted electric heater. Storage cupboard housing hot water cylinder.

AGENT NOTE

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DRAFT DETAILS

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

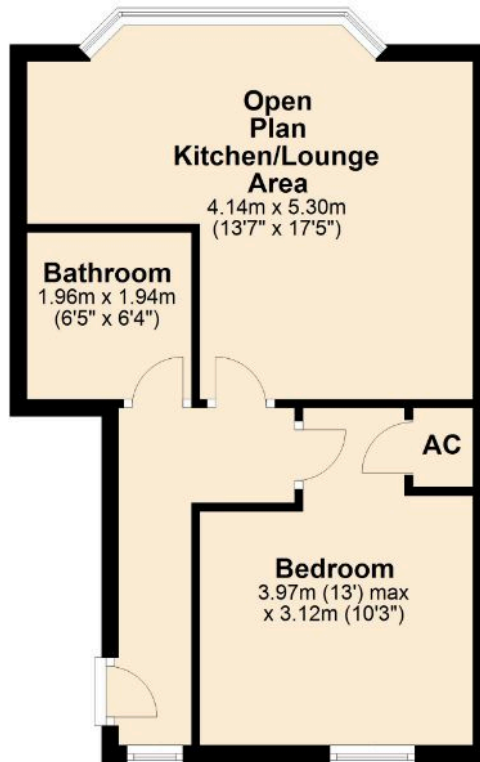


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 36.7 sq. metres (394.6 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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