

**9 Sheraton Close**

**off Bushland Road, Northampton, Northamptonshire, NN3 2NQ**



**PRICE: OIRO £149,000**

**Lease: 125 years from 1987**

**Property Description:**

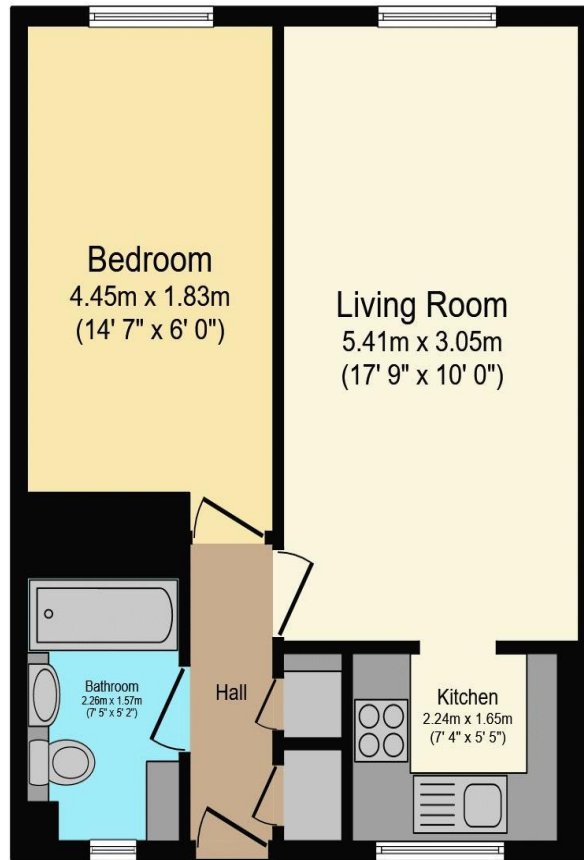
A ONE BEDROOM SEMI-DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR RETIREMENT DEVELOPMENT BENEFITING FROM BEING RE-DECORATED THROUGHOUT Sheraton Close was constructed by Retirement Appreciation Ltd and comprising 57 self contained bungalows. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an Entrance Hall, Lounge, Kitchen, one or two Bedrooms and Bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to this property.

Residents' lounge ( with regular activities)  
24 Hour Emergency Appello call System  
Development Manager, Mon - Fri 9 - 5  
Minimum Age 55  
Guest Suite

To include fridge, freezer, oven, washing machine and tumble dryer  
Re-decorated throughout  
Lease 125 years from 1987  
Service Charge £2555.26 Ground Rent £TBC



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 40.8 m<sup>2</sup> (439 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	

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For Financial Year Ending:

30/9/24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£2,555.26

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.