

## 1 Brampton View

Brampton Lane, Northampton, Northamptonshire, NN6 8GB



**PRICE: £135,000**

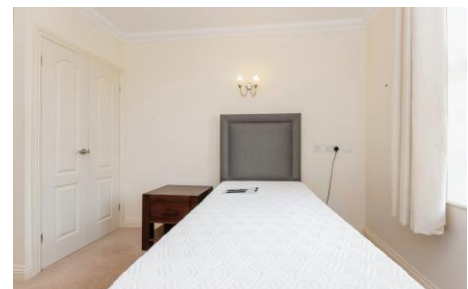
**Lease: 299 years from 2008**

### Property Description:

A ONE BEDROOM RETIREMENT PROPERTY ON THE GROUND FLOOR BENEFITING FROM REFITTED WET ROOM. Brampton View Care Village was constructed by Avery Homes Northampton Limited and comprises 14 bungalows and 20 apartments. The Development Manager and staff can be contacted via the residents pendant or wrist alarm in the event of an emergency. Most properties comprise hall, lounge, fully fitted kitchen, two bedrooms and a wet room, double glazed windows and radiator central heating. It is a requirement that occupying residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager  
Residents Lounge and Communal Gardens  
Secure Entry System and Fire Detection  
Equipment  
Allocated Car Parking  
Cinema Room

Emergency Alarm System with Portable  
Alarms  
Minimum Age 55  
Lease: 299 years from 2008  
Service charge: £TBC Ground Rent: £TBC



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



Total floor area 42.3 sq.m. (455 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>		
(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	

For Financial Year Ending:

TBC

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£TBC

Council Tax Band:

C

Event Fees:

0% Transfer

0.5% Contingency

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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.