



**27 Cleveland Court, Balfour Close  
Northampton, NN2 6LL**

An opportunity to purchase this chain free , Leasehold two bedroom ground floor flat with allocated parking with long lease remaining. An ideal investment or first time buy. Council tax band is A and EPC rating is C.



- \*Ground Floor Flat**
- \*Secure Entry System**
- \*970 year Lease**

- \*Two Bedrooms**
- \*Allocated Parking**
- \*No onward chain**

**FOR SALE £130,000**

### Front of Property

Communal entrance door operated by a secure entry key fob system.

### Entrance Hall

Doors to all rooms and two storage cupboards. Wall mounted entry system.

### Kitchen 13' 5" x 6' 0" (4.09m x 1.82m)

UPVC window to front aspect. Kitchen is fitted with a range of base and eye level units with integrated oven, hob and extractor and stainless-steel sink. Space for washing machine, fridge and freezer. Wall mounted boiler, wall mounted radiator. Vinyl Floor Covering.

### Living room 16' 1" x 10' 0" (4.89m x 3.06m)

Spacious lounge with UPVC double glazed window to front aspect and wall mounted radiator.

### Bedroom 1 12' 6" x 9' 4" (3.81m x 2.85m)

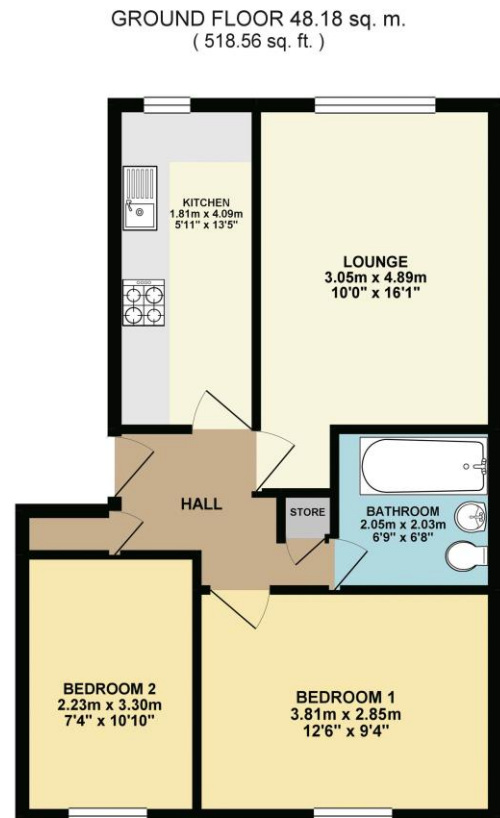
UPVC double glazed window to rear aspect. Wall mounted radiator.

### Bedroom 2 10' 10" x 7' 6" (3.30m x 2.28m)

UPVC double glazed window to rear aspect, wall mounted radiator.

### Family Bathroom 6' 9" x 6' 7" (2.05m x 2.01m)

Fitted with a white bathroom suite consisting of a low-level flush WC, pedestal hand wash basin and panelled bath with shower screen over. Tiled walls and vinyl floor covering.



TOTAL FLOOR AREA: 48.18 sq. m. (518.56 sq. ft.) 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 misstatement. 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2019



### ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Additional information

Mains drains, gas, water (metered supply) & electricity are connected to the property. Heating is via gas central heating.

The local authority for this property is Northampton Borough Council and the council tax band is C

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract.

The tenure of this property is **LEASEHOLD**

### Ground rent & service charges:

Years left on lease: 970

Service charge: £52.26 per month

Ground rent & insurance: £202.95 per year

### Buying to let?

The rental value of this property is approximately £1000.00 per calendar month (exclusive of bills)

### Measurements provided by Agent:

All measurement given on these details are approximate and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements.

### **Stamp Duty from 1<sup>st</sup> April 2015**

<b>STANDARD PURCHASE</b>	
<b>PURCHASE PRICE</b>	<b>STAMP DUTY</b>
Up to £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
Over £1.5 million	12%
<b>FIRST TIME BUYERS</b>	
Up to £300,000	0%
£300,001 - £500,000	5%
<b>ADDITIONAL HOMES &amp; BUY TO LET PURCHASES</b>	
Up to £125,000	5%
£125,001 - £250,000	7%
£250,001 - £925,000	10%
Over 1.5 million	17%

## NN2 6LL Mobile Signal Result

		Voice	3G	4G	5G	
Vodafone	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✗	✓		
Three	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
EE	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Smarty	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Lebara	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✗	✓		
Voxi	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✗	✓		
ID Mobile	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Talkmobile	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✗	✓		
Asda	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✗	✓		
O2	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Lycamobile	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		

✓ Good coverage
○ You may experience problems
✗ No coverage
5G AREA Some 5G availability

Report your mobile coverage experience in NN2 6LL

Source: [Signalchecker.co.uk](https://signalchecker.co.uk)

## Broadband Speed Check

Broadband availability information for this property.

### Property Location

Details of the property location.

Street **27 Balfour Close**  
Postcode **NN26LL**

### Availability

Broadband availability for this property.

✓ Ultrafast broadband is available in this area.  
✓ Superfast broadband is available in this area.

### Broadband Speed

Predicted broadband speeds.

Max Download **1000 Mbps**  
Max Upload **1000 Mbps**

Source: <https://propertychecker.co.uk/broadband>

# Energy performance certificate (EPC)

27 Balfour Close  
NORTHAMPTON  
NN2 6LL

Energy rating

C

Valid until: 2 March 2033

Certificate number: 0075-0201-8107-0912-5904

Property type

Ground-floor flat

Total floor area

52 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The **graph** shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

# Meet the team



**albion**  
**knights**  
properties

**Sally Knights**  
Managing Director



**albion**  
**knights**  
properties

**Claire Titley**  
Sales & Lettings advisor



**albion**  
**knights**  
properties

**Clair Vaughan**  
Sales & Lettings advisor



**albion**  
**knights**  
properties

**Elouise Lavelle**  
Property management



**albion**  
**knights**  
properties

**Jess Knights**  
Property management



01604 874400 [info@albionknights.co.uk](mailto:info@albionknights.co.uk)