



Flat 13 Cotton Court

Riverside Wharf, Northampton

oriordanbond
SALES & LETTINGS

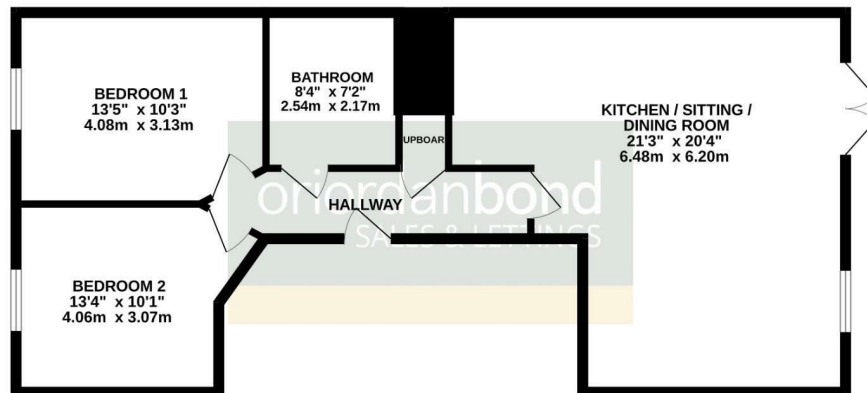


Flat 13 Cotton Court

Riverside Wharf
NN4 8EL

PRICE £139,995

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) 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 mis-statement. 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 as to their operability or efficiency can be given.
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Offered for sale with no onward chain is this spacious first floor apartment, situated within the Riverside Wharf development, close to Northampton town centre. The property has been significantly upgraded by the current owners and is of good condition throughout.

Accommodation comprises secure communal entry, entrance hall, sitting/dining room, fitted kitchen with integrated appliances, two double bedrooms and a bathroom. Benefits include a telephone entry system, uPVC double glazing, gas radiator heating and an allocated parking space. (B/733/-)

Leasehold Information: Lease Remaining - 132 years (as of 2024) / Ground Rent - £150 per annum / Service Charge - £1800 per annum (includes building insurance and water)

Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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