



# Knaphill Crescent

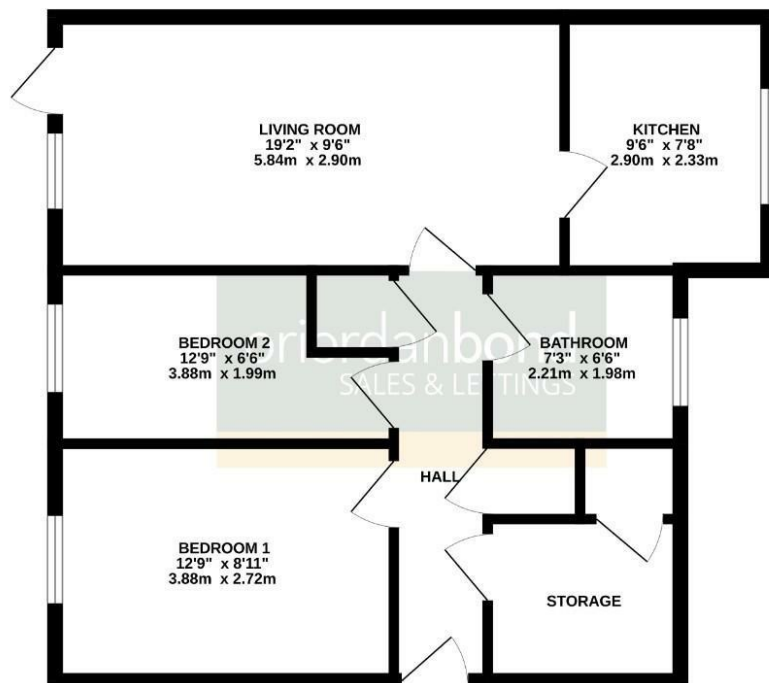
Briar Hill, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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 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 as to their operability or efficiency can be given.  
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## Knaphill Crescent

Briar Hill

NN4 8TE

PRICE £125,000

Offered for sale with no upper chain is this two bedroom ground floor apartment situated in the very popular area of Briar Hill, part of NN4. The apartment has the added benefit of its own private enclosed garden.

The accommodation comprises entrance hall with doors to all rooms, two bedrooms, family bathroom, living room with uPVC door to rear garden, fitted kitchen and store room. Further benefits include gas radiator heating, uPVC double glazing and communal parking. (B/618/S)

Leasehold Information: Lease Remaining - 85 years (as of 2024) / Ground Rent & Service Charge - £1,440 per annum (combined)

### Additional information

- Council Tax Band: A
- 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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