



# River View

Far Cotton, Northampton

oriordanbond  
SALES & LETTINGS





TOP FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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## River View

Far Cotton

NN4 8EL

PRICE £139,995

This very well presented two bedroom top floor apartment is offered for sale in the very popular location of Far Cotton, part of NN4. An ideal first time buy or investment purchase, there is good access to Northampton town centre and train station.

The accommodation comprises entrance hall, living room, fitted kitchen, two double bedrooms and bathroom. Benefits include uPVC double glazing, gas radiator heating and an allocated parking space. (B/559/-)

Leasehold Information: Lease Remaining - 132 years (as of 2025) / Ground Rent - £206 per annum / Service Charge - £800 per annum

### 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.

O'Riordan Bond Far Cotton Sales

01604 706007

farcotton@oriordanbond.co.uk

