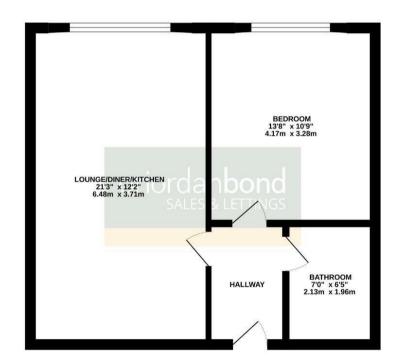






GROUND FLOOR 492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492.5 sq.ft. (46.7 sq.m.) approx.

Whist crey areas to be been asked to set the accusing of the loopian contained her, measurements of store, workset, come and any other floor an entrangement and no reportable) is been for law yet even common or extraction. The plan is the human programme and no reportable) is been for any even consistent or extraction. The plan is the students programme and any activation be used as such by any toropectine purchaser. The services, systems and applicances shown have not been tested and no guarantee and to the common and the plan.





# **Woolmonger Street**

Town Centre NN1 1PB

OFFERS OVER £100,000

This top floor one bedroom apartment is offered for sale in The Pinnacle building in the very popular town centre part of NN1. There is good access to both Northampton train station and the general hospital.

The accommodation comprises communal entrance hall with lifts to all floors, entrance hall, open plan living area with fitted kitchen with built-in appliances, double bedroom and three-piece bathroom suite. Outside is a central communal courtyard and secure off road parking space in an underground car park. Further benefits include gas radiator heating and uPVC double glazing. (B/492/-)

Leasehold Information: Lease Remaining - 106 years (as of 2025) / Ground Rent and Service Charge - £283 pcm (includes building insurance)

#### Additional information

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

## Viewing

Viewing strictly by appointment – details below

### **Disclaime**

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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