



**53, Sheraton Close**  
**The Headlands, Northampton**

**oriordanbond**  
SALES & LETTINGS





**53**

Sheraton Close  
The Headlands NN3 2NQ      Guide Price  
£122,000

**A modern one bedroom bungalow situated in a private development in The Headlands for the over 55's. Offered for sale with no onward chain.**

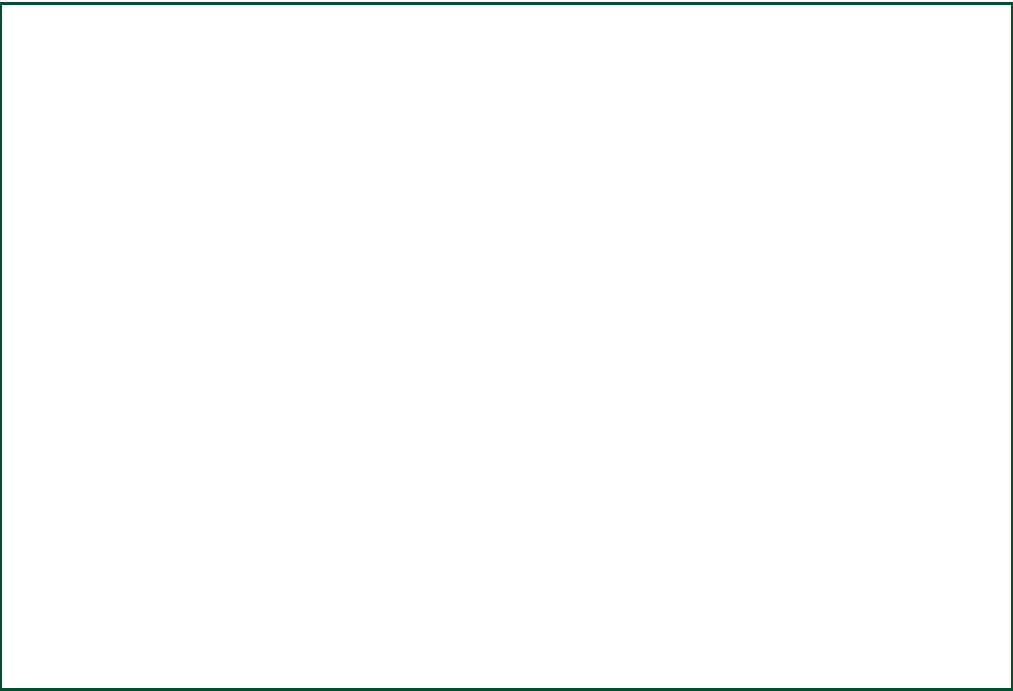
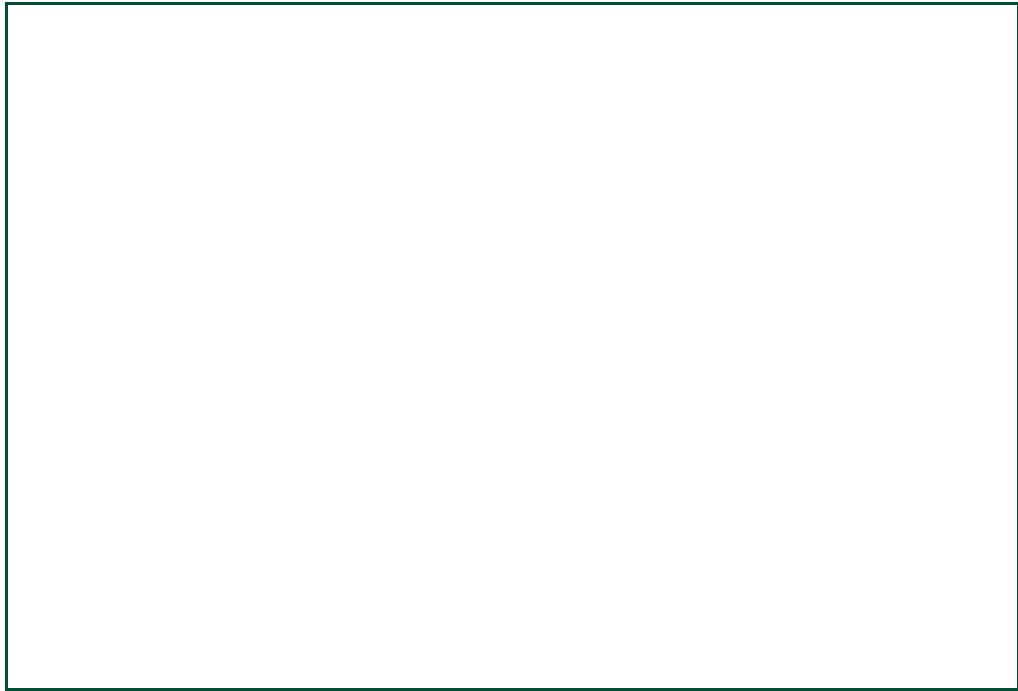
Accommodation comprises entrance hall, sitting/dining room, kitchen, one large double bedroom and a fitted shower room. Benefits include uPVC double glazing, a 24 hour warden service, emergency pull cords, intercom system, shared communal garden and off road parking. (C/407/-)

Leasehold Information: Lease Remaining - 87 years (as of 2024) / Ground Rent - £600 per annum / Service Charge - £2622.49 per annum

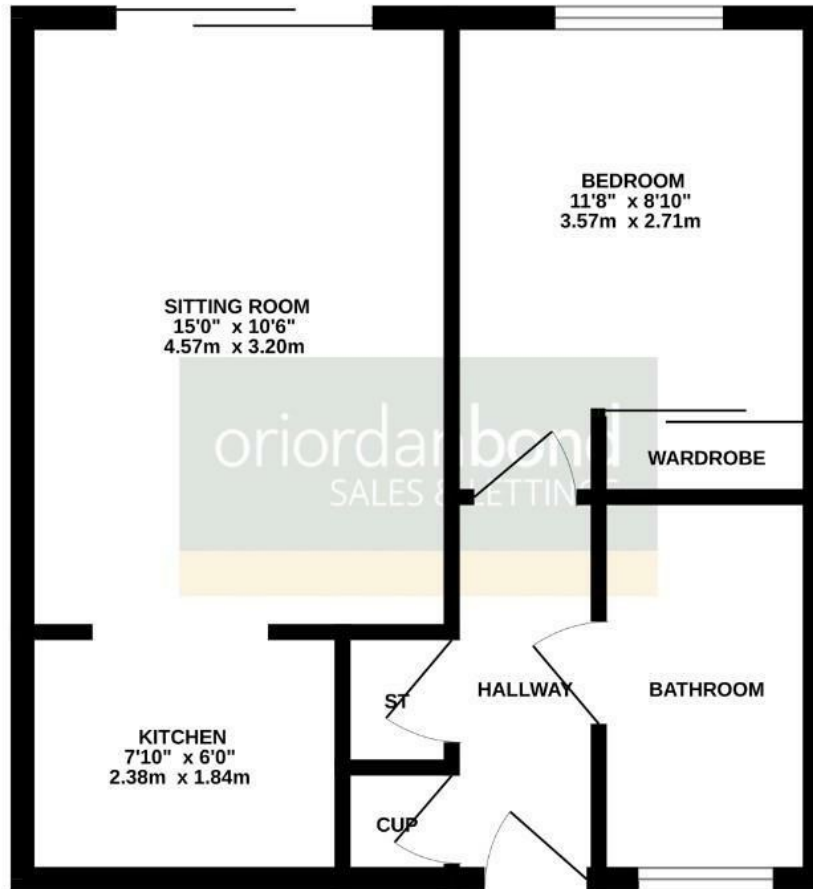
- One bedroom bungalow for the over 55's
- Fitted shower room
- 24hr warden controlled
- Shared communal garden
- Off road parking
- No onward chain





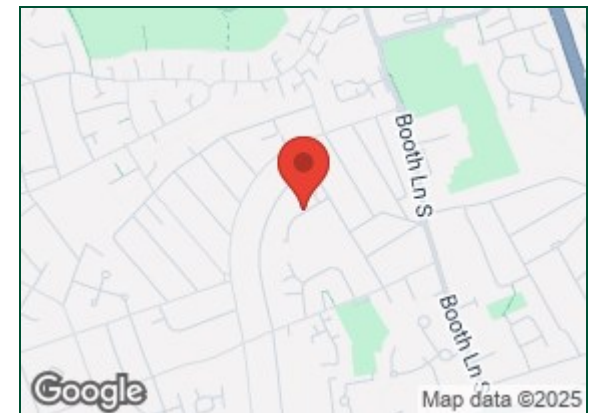


GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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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#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

#### 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 Abington East Sales**  
**01604 639007**

[abingtoneast@oriordanbond.co.uk](mailto:abingtoneast@oriordanbond.co.uk)

