



HOWKINS &  
HARRISON

**23 Cotton Court, Northampton, NN4 8EL**

Offers in excess of £145,000

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A purpose built two bedroom, second floor apartment located close to the town centre and set in the popular location of Riverside Wharf. Offered for sale as an ideal investment opportunity. The property is currently let out on a periodic tenancy at a passing rent of £900pcm.

## Accommodation

Secure communal entrance with intercom phone entry system. The entrance steps in to the open plan lounge and kitchen/diner. The fitted kitchen has floor level and wall mounted cupboards, with working surfaces incorporating a sink unit to include; integrated gas hob with extractor fan over, electric oven, space and plumbing for washing machine & fridge/freezer. There are two double bedrooms and the bathroom has a bath, wash basin & WC.

## Outside

There is an allocated parking bay for one vehicle.

## Lease Details

132 years remaining  
Ground rent - £245.52 per annum  
Service Charge - £1696.88 per annum

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

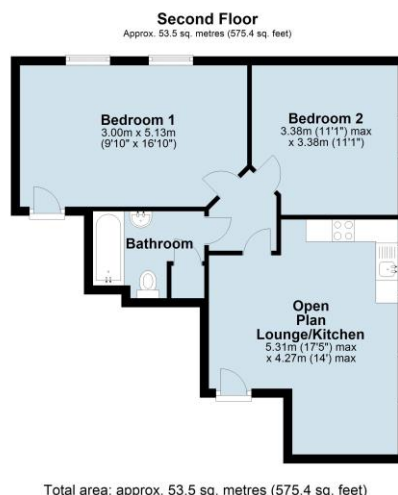
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council 0300-1267000  
Council Tax Band - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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