



HOWKINS &
HARRISON

**4 West Cotton Close, Southbridge,
Northampton, NN4 8BY**

Guide Price £159,000

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INVESTORS ONLY

A purpose built two bedroom, ground floor apartment located close to the town centre and overlooking the Grand Union Canal. Offered for sale as an investment opportunity. The property is currently let out on a fixed tenancy until September 2024 at a passing rent of £925pcm.

Accommodation

Secure communal entrance with intercom phone entry system. The entrance hallway has doors to all rooms, leading to lounge/diner, the fitted kitchen has floor and wall mounted cupboards, with working surfaces incorporating a one and a half bowl sink unit and integrated appliances include; electric hob with extractor fan over, electric oven, washing machine & space for fridge/freezer. The bathroom has a bath, wash basin & WC. The master bedroom benefits from an en-suite shower room comprising of a shower cubicle, wash basin & WC.

Outside

There is an allocated parking bay for one vehicle.

Lease Details

128 years remaining

Ground rent - £125 per annum

Service Charge - £2107.38 per annum

Floorplan

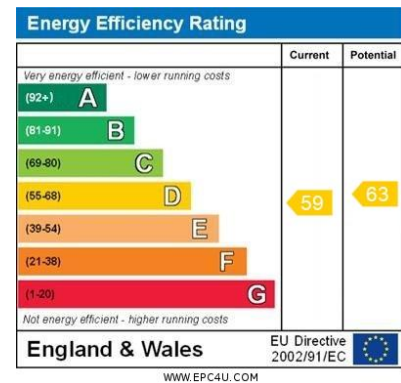
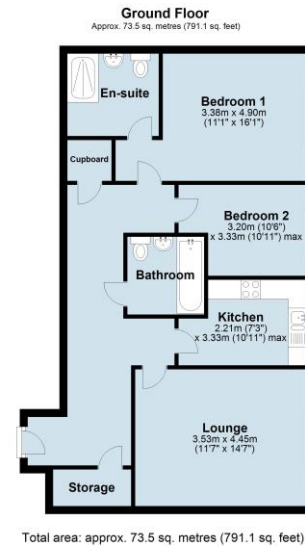
Howkins & Harrison provide these plans for reference only - they are not to scale.

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

Northampton Borough Council Tel: 01604-837837.

Council Tax

Band – C.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

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.