



HOWKINS &  
HARRISON

**Flat 7, 174 St Andrews Road, Northampton, NN2 6DA**

Guide Price £165,000

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A well presented and modern two bedroom apartment with secure gated parking located within close proximity of Northampton train station, town centre and local amenities including schools and shops.

## Accommodation

The property is entered via a secure communal entrance to entrance hall with doors to all respective rooms, including storage cupboard, with wood effect flooring leading into the open plan kitchen/living area. The kitchen is fitted with modern gloss effect cabinets with work surfaces incorporating stainless steel sink, electric oven and hob with extractor over, space for white goods and cupboard housing the gas fired boiler. The bathroom includes panelled bath with shower over, WC and wash basin and there are two double bedrooms.

## Outside

There is secure gated parking available for one vehicle.

## Lease Details

Length of lease 196 years  
Service charge £1600 per year  
Ground rent £160 per year

## Floorplan

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

## Fixtures and Fittings

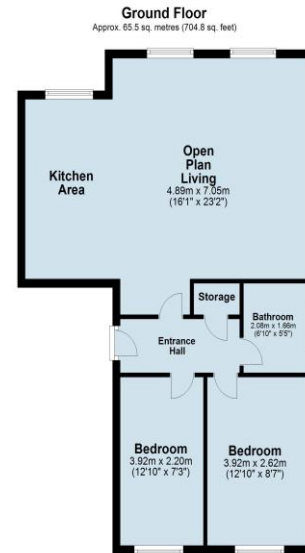
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.  
Tel: 0300-1267000  
Council Tax Band- B



Total area: approx. 65.5 sq. metres (704.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

## 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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