



HOWKINS &
HARRISON

53 Sorrel Crescent, Wootton, Northampton, NN4 6FR

Guide Price £190,000

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An immaculately presented top floor stone built apartment constructed in 2017 by Morris homes offered for sale as an ideal investment opportunity or first time buyer, with a current passing rent until October 2024 of £925pcm.

Accommodation

The apartment is entered through a secure communal hall with stairs rising to the second floor (top floor) where the apartment can be found.

The hall has doors off to all rooms and a utility cupboard with plumbing for a washing machine.

An open plan sitting room/kitchen has a range of modern cabinets, working surfaces incorporating a sink unit, Neff oven and gas hob, dishwasher, fridge/freezer and concealed gas fired boiler.

There are two double bedrooms and a stylish refitted shower room with cubicle, wash hand basin.

Outside

Outside, there are two allocated parking spaces.

Tenure

The property is leasehold which we understand commenced in 2015 for 150 years.

Service Charge £103.78 per month (£1,245.36pa)

Ground rent £350 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.

Howkins & Harrison

14 Bridge Street, Northamptonshire, NN1 1NW

Telephone 01604 823456

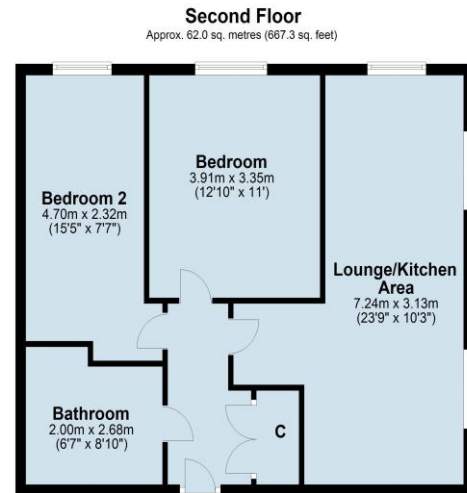
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Total area: approx. 62.0 sq. metres (667.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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			

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band - C

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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