



HOWKINS &
HARRISON

249 The Pinnacle, Northampton, NN1 1PB

Guide Price £155,000

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A well presented and immaculate two bedroom second floor apartment located in the town centre, with private gated parking, ideal for investment purchase or first time buyers.

Accommodation

Secure communal entrance with stairs and lift access to the apartment which enters into the hallway leading to all respective rooms. The large open plan lounge/diner has a UPVC door out to the balcony and includes a kitchen area with fitted units and work surfaces incorporating; gas hob with extractor over, electric oven, integrated washer/dryer and dishwasher, space for fridge/freezer and a cupboard housing the combi gas fired boiler. There are two double bedrooms with the master bedroom enjoying an en-suite shower room, and family bathroom with shower over bath, WC and wash basin.

Outside

There is secure gated parking available for one vehicle.

Lease Details

Length of lease remaining is 107 years.

We understand the Ground Rent is Peppercorn and Service charge is £2118pa.

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.

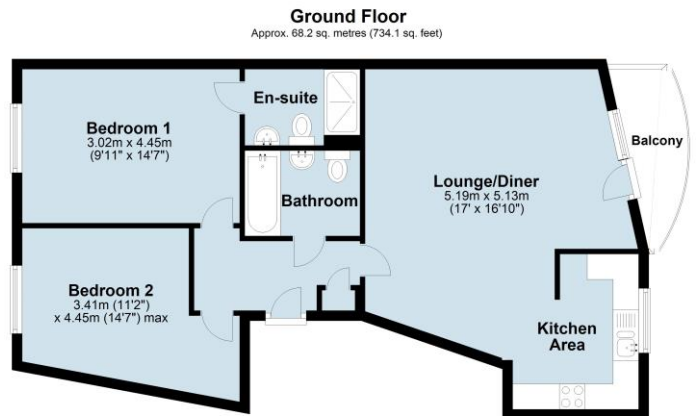
Services

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.

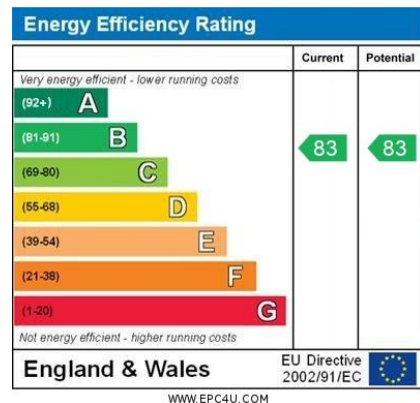
Local Authority

West Northamptonshire Council. Tel: 0300-1267000

Council Tax Band- D



Total area: approx. 68.2 sq. metres (734.1 sq. feet)



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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