



HOWKINS &  
HARRISON

12 Vernon Court, 3 Vernon Terrace, Northampton , NN1 5HE

Guide Price £125,000  
Leasehold

# 12 Vernon Court, 3 Vernon Terrace, Northampton, NN1 5HE

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A purpose built top floor apartment offered for sale with no upward chain and an ideal first time buy or investment opportunity with a current rental income of £710pcm.

## Accommodation

Secure entry system to the block with stairs rising to the apartment on the top floor.

The entrance hall has doors off to all rooms, the sitting room has a wall mounted heater and French doors with Juliette balcony and an open plan kitchen area with a range of modern gloss facing cabinets and working surfaces incorporating a sink unit, electric hob, oven and extractor fan and plumbing and space for washing machine and dish washer. There is a bedroom and bathroom with a bath, wash hand basin and WC.

## Outside

Allocated parking space for one vehicle.

## Tenure

The apartment is leasehold and understand it has 966 years remaining.

Service Charge and ground rent £988.28 annually.

## 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: 0300-126700  
Council Tax Band - A

## Howkins & Harrison

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Total area: approx. 42.1 sq. metres (453.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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