



HOWKINS &
HARRISON

49 Burrows Court, Northampton, NN3 8JN

Guide Price £135,000

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A well presented second floor purpose built apartment sold with no upward chain, situated within close proximity of local schools and amenities such Weston Favell shopping centre and good road links to A43/A45, offered for sale as an ideal investment opportunity, or first time buy.

Accommodation

The property is entered via secure communal entrance with intercom system, stepping into the hallway with wood effect laminate flooring leading to all respective rooms, the lounge/diner adjoins the fitted kitchen with modern base level and wall mounted units and work surfaces incorporating one a half stainless steel sink, integrated cooker and electric hob with extractor over, intergated dishwasher, space for washing machine and fridge freezer. There are two double bedrooms benefitting built in storage, and family bathroom with shower over bath, WC and wash basin.

Outside

There is off road parking available for residents and additional private store cupboard in the communal areas.

Lease Details

There is 82 years remaining on the lease, and is being renewed by the current owner

The ground rent is £185 per annum

The service charge is £1299 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

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- A

Howkins & Harrison

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Email property@howkinsandharrison.co.uk

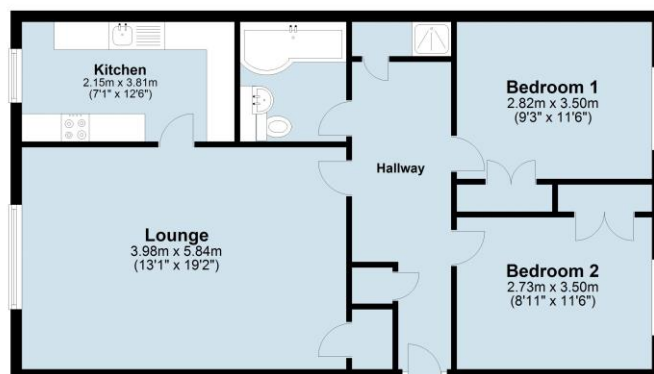
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Second Floor
Approx. 70.5 sq. metres (758.5 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (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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