



HOWKINS &
HARRISON

2 Near Side, St James, Northampton, NN5 5FJ

Guide Price £170,000 (Leasehold)

2 Near Side, St James, Northampton, NN5 5FJ

Guide Price £170,000 (Leasehold)

A well presented purpose built two bedroom ground floor apartment, offered for sale with no upward chain, an ideal first time purchase or investment opportunity with an anticipated rental income of £975 pcm.

Accommodation

The apartment is entered through a secure entry door into the communal hall where the apartment is located.

The entrance hall has doors off to all principal rooms and has a cupboard housing an "ideal" gas fired combination boiler that was installed in June 2023

The lounge has French doors to a small patio and communal gardens, and the kitchen is situated just off, with a range of cabinets with working surfaces incorporating a sink unit, washing machine, gas hob, oven and extractor hood, integrated dishwasher and space for fridge/freezer. The remainder of the accommodation has two bedrooms and bathroom with a shower over the bath, wash hand basin and WC.

Outside

There are communal gardens and an allocated parking space for one vehicle.

Lease Details

We understand that there are 976 years remaining.

Service charge - £70pcm

Ground rent - Peppercorn

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 - C



Total area: approx. 70.0 sq. metres (753.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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.



This document is made from fully recyclable materials.

We are working on ways to move all of our products to recyclable solutions.

Zoopla
Smarter property search

rightmove
find your happy

