



HOWKINS &
HARRISON

10 Darenth Court, Upper Priory Street, Northampton, NN1 2TY

Guide Price £120,000
(Leasehold)

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A purpose built 1st floor two bedroom apartment, conveniently situated for the town centre, being offered for sale with no upper chain, an ideal first time buy or investment with an anticipated rental income of £850 pcm.

Accommodation

The apartment is approached through a secure communal entry door and the apartment is located on the first floor. The hall has an airing cupboard and doors to the lounge, two bedrooms, kitchen and bathroom. The kitchen is fitted with white facing cabinets, working surfaces incorporating a sink unit, hob and oven with plumbing for a washing machine, the bathroom has a wash hand basin, WC and bath.

Outside

The apartment comes with one located parking space.

Lease Details

The apartment is leasehold and understand it has 98 years remaining.

Service charge 3214.72pa.

Ground rent and water charges are included in the Service charge.

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- B



Total area: approx. 55.8 sq. metres (600.9 sq. feet)

EPC - TBC

Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

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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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