



HOWKINS &  
HARRISON

**Apartment 3, Deepwell House, 49 East Park Parade,  
Northampton, NN1 4LA**

Guide Price £225,000



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A stunning first floor two bedroom apartment overlooking the historic racecourse park within a beautiful double fronted Victorian town house of just three apartments, with a wealth of character features such as high ceilings, period doors, fireplace, and double glazed sash windows. An ideal first time buy or investment opportunity.

## Accommodation

A wonderful opportunity to purchase an apartment which occupies the entire first floor of this fine period house known as Deepwell House opposite The Racecourse Park.

The apartment is entered through the communal hall, with intercom entry system and stairs that rise to the first floor and the apartment passing a fine original stained leaded light half landing window.

The hall has modern wood effect flooring which continues to the majority of the property with doors off to all rooms as well as the cloakroom. A stunning sitting room with period features, enjoys views directly over to the park through double glazed sash window and features a period style fireplace, old school style cast iron radiators, corniced high ceiling and rose. A modern kitchen/breakfast room has a range of white high gloss cabinets, granite working surfaces incorporating a sink unit, appliances include a "Neff" induction hob with extractor hood over and "Smeg" oven, plumbing and space for washing machine & dishwasher and space for fridge/freezer. Both double bedrooms enjoy en-suite shower rooms with one room having views over the park.



## Outside

There is a communal landscaped front garden.

## Lease information:

We understand there is a 125 Year lease from 23.10.86 (86 years remaining)

Service Charge: £100 p.c.m

Ground Rent £50.00 p.a

## 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.

## Local Authority

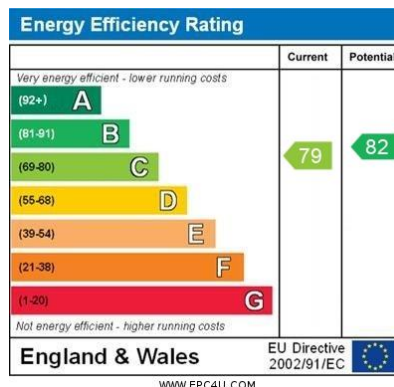
West Northamptonshire Council - Tel: 0300-1267000

Council Tax Band- B

## Howkins & Harrison

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## 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.

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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