



HOWKINS &
HARRISON

Apartment 3, 40-42 Derngate, Northampton, NN1 1UH

Guide Price £165,000 (Leasehold)

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A superbly presented two bedroom ground floor apartment ideally positioned in the desirable "Cultural Quarter" in the heart of Northampton town centre. Carefully converted from Victorian town house, the apartment offers a wonderful opportunity as a first time buy or investment purchase with a current passing rent of £925 pcm.

- Superb converted apartment
- Private entrance
- Lounge/kitchen
- Two bedrooms
- Bathroom
- Central location
- Ideal first time buy or investment
- Current rent of £925 pcm

Accommodation

The apartment benefits from its own private entrance hall, which is entered through a period hardwood door, store cupboard, access to the two bedrooms and modern bathroom suite. The open plan sitting room/kitchen has a range of modern high gloss cabinets and appliances to include a hob, oven, dishwasher and washer/dryer, with modern flooring throughout and French doors to a Juliette balcony.

Lease Details

The apartment is leasehold which commenced in 2016 for 125 years.

Current service charge £840.00 per annum

Ground rent £250 per annum

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.

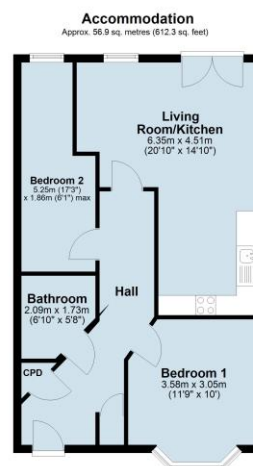
Services

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.

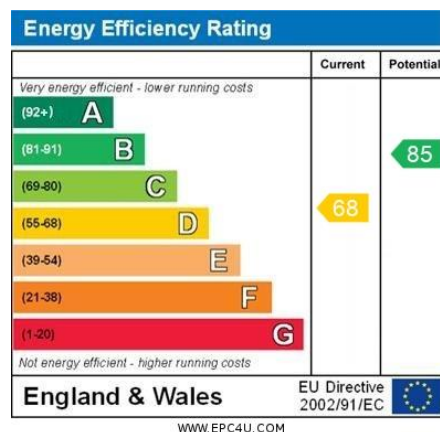
Local Authority

West Northamptonshire Council - Tel: 0300 1267000

Council Tax Band - B



Total area: approx. 56.9 sq. metres (612.3 sq. feet)



Howkins & Harrison

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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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