



HOWKINS &
HARRISON

**Apartment 1, Thornton Hall Close, Kingsthorpe,
Northampton, NN2 6PT**

Guide Price £155,000 (Leasehold)

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A well presented and recently redecorated two bedroom ground floor apartment, backing on to Thornton Park, offered for sale with no upward chain. An ideal first time buy or investment opportunity with an anticipated rental income of £950 a month.

Accommodation

The secure communal entrance hall gives access to the apartment located on the ground floor, as well as access to the rear of the block. The hall has a store cupboard and access to all rooms. The lounge has two double glazed sash windows to the front aspect and a door into the kitchen where there are a range of modern cabinets, working surfaces incorporating a sink unit, gas hob, oven and extractor hood as well as a fridge/freezer, plumbing for washing machine and a combi wall mounted boiler. There are two bedrooms and bathroom with the master having fitted wardrobes and en-suite shower room.

Outside

There are communal gardens, bike store and allocated parking for one vehicle.

Lease Details

We understand that lease commenced in 2006 for 125 years.
Current service charge £1609.24 per annum
Ground rent £150 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

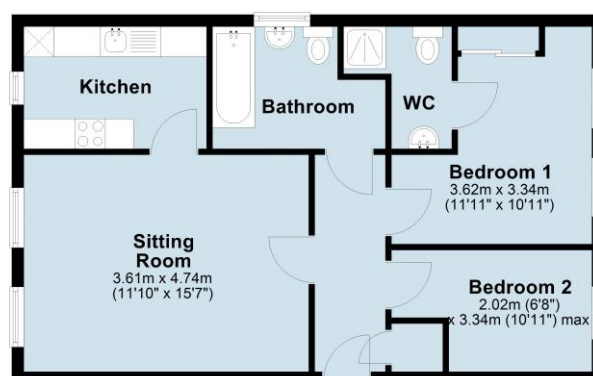
West Northamptonshire Council. - Tel: 0300-1267000
Council Tax Band - C

Howkins & Harrison

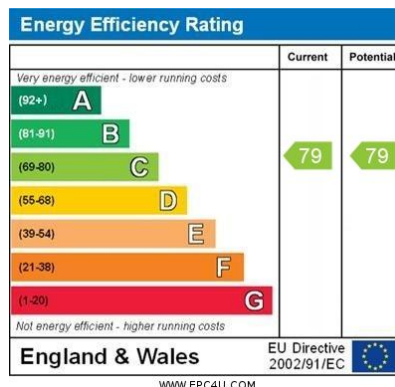
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Accommodation
Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 54.3 sq. metres (584.4 sq. feet)



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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